

TAGLaw International Lawyers

Anne E. Wal  
Direct Telephone  
414-287-1530  
awal@vonbriesen.com

April 19, 2019

**VIA FEDERAL EXPRESS**

Wisconsin Department of Administration  
Municipal Boundary Review  
101 East Wilson Street, 9<sup>th</sup> Floor  
Madison, WI 53703

Dear Ladies and Gentlemen:

We represent Froedtert Health, Inc. ("Froedtert"). On Froedtert's behalf, we are enclosing the following:

1. Request for Annexation Review by the Wisconsin Department of Administration;
2. Petition for Direct Annexation by Unanimous Approval with the legal description of, and a scale map depicting the boundaries of, the territory to be annexed to the City of Waukesha (the "Petition");
3. Copy of a letter to the City Clerk for the City of Waukesha enclosing the Petition for filing;
4. Copy of a letter to the Town Clerk for the Town of Waukesha enclosing the Petition for filing; and
5. Check in the amount of \$950 covering the filing fee of \$350 and review fee of \$600.

Wisconsin Department of Administration  
April 19, 2019  
Page 2

Please let me know if you need anything further to complete the annexation review. Thank you for your courtesies in this matter.

Very truly yours,

von BRIESEN & ROPER, s.c.

A handwritten signature in cursive script, appearing to read "Anne E. Wal".

Anne E. Wal

AEW:aew  
Enclosures  
33015189\_1

# Request for Annexation Review

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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

## Petitioner Information

Office use only:

Name: **FROEDTERT HEALTH, INC.**

Address: **9200 WEST WISCONSIN AVENUE**

**WAUWATOSA, WI 53226**

Email: **JOHN.BALZER@FROEDTERT.COM**

1. Town where property is located: **WAUKESHA**
2. Petitioned City or Village: **CITY OF WAUKESHA**
3. County where property is located: **WAUKESHA**
4. Population of the territory to be annexed: **0**
5. Area (in acres) of the territory to be annexed: **3.93**
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): **WAKT1361-982-001; WAKT1361-982-002**

Petitioners phone:

**(414) 805-2649**

Town clerk's phone:

**(262) 542-5030**

City/Village clerk's phone:

**(262) 524-3550**

## Contact Information if different than petitioner:

Representative's Name and Address:  
**SAME AS PETITIONER**

Surveyor or Engineering Firm's Name & Address:  
**THE SIGMA GROUP**

**1300 W. CANAL STREET**

**MILWAUKEE, WI 53233**

Phone:

Phone: **414-643-4161**

E-mail:

E-mail:  
**KSLOTTKE@THESIGMAGROUP.COM**

## Required Items to be provided with submission (to be completed by petitioner):

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 is included
4. Indicate Statutory annexation method used:
  - Unanimous per s. 66.0217 (2), or,
  - OR
  - Direct by one-half approval per s. 66.0217 (3)
5.  Check or money order covering review fee [see next page for fee calculation]

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# Annexation Review Fee Schedule

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

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## 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)

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

**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**

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Shaded Area for Office Use Only

Date fee received: \_\_\_\_\_

Payee: \_\_\_\_\_ Check Number: \_\_\_\_\_

Check Date: \_\_\_\_\_

Amount: \_\_\_\_\_

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## 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 adjoiners 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).
- If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

*[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]*

## PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO: Ms. Gina Kozlik, CMC/WCMC  
City Clerk/Treasurer, City of Waukesha  
201 Delafield Street, Room 104  
Waukesha, WI 53188

Ms. Kathy Nickolaus  
Town Clerk/Treasurer, Town of Waukesha  
W250 S3567 Center Road  
Waukesha, WI 53189

Wisconsin Department of Administration  
Municipal Boundary Review  
101 East Wilson Street, 9<sup>th</sup> Floor  
Madison, WI 53703

Froedtert Health, Inc., whose address is 9200 West Wisconsin Avenue, Wauwatosa, Wisconsin 53226 (“Petitioner”), hereby respectfully petitions the City of Waukesha pursuant to Section 66.0217(2) of the Wisconsin Statutes for the direct annexation to the City of Waukesha, Waukesha County, Wisconsin (the “City”), and the detachment from the Town of Waukesha (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. No electors reside in the Territory.
3. The population of the Territory is zero (0).
4. Petitioner desires to obtain the benefits derived from owning land located within the limits of the City, including, but not limited to, having access to municipal services.
5. The Territory is contiguous to the City (and contiguous to a parcel owned by Petitioner in the City identified as Parcel No. WAKC1361-998).
6. The Territory is identified as Parcel Nos. WAKT1361-982-001 and WAKT1361-982-002 located in the Town of Waukesha, Wisconsin. The legal description of the Territory is as set forth on attached Exhibit A. The Territory contains approximately 3.93 acres.
7. Attached to this Petition as Exhibit B is a scale map which depicts the boundaries of the Territory.

Dated: April 15, 2019

FROEDTERT HEALTH, INC.

By: *Jeffrey Van De Kreeke*  
Name: Jeffrey Van De Kreeke  
Title: Vice President, Finance

Subscribed and sworn to before me  
this 15 day of April, 2019.

*Vicki M. Novak*  
Notary Public, State of Wisconsin  
My Commission expires: 4-9-22



32888992\_2

**EXHIBIT A**

**Legal Description of Territory**

PARCEL I:

Lot One (1) in CERTIFIED SURVEY MAP NO. 11089, being a Redivision of Certified Survey Map Nos. 415 and 473 and part of the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Seventeen (17), in Township Six (6) North, Range Nineteen (19) East, in the Town of Waukesha, County of Waukesha, State of Wisconsin, and recorded in the Office of the Register of Deeds for Waukesha County on August 21, 2013, as Document No. 4037906.

Tax Key No. WAKT 1361-982-001

PARCEL II:

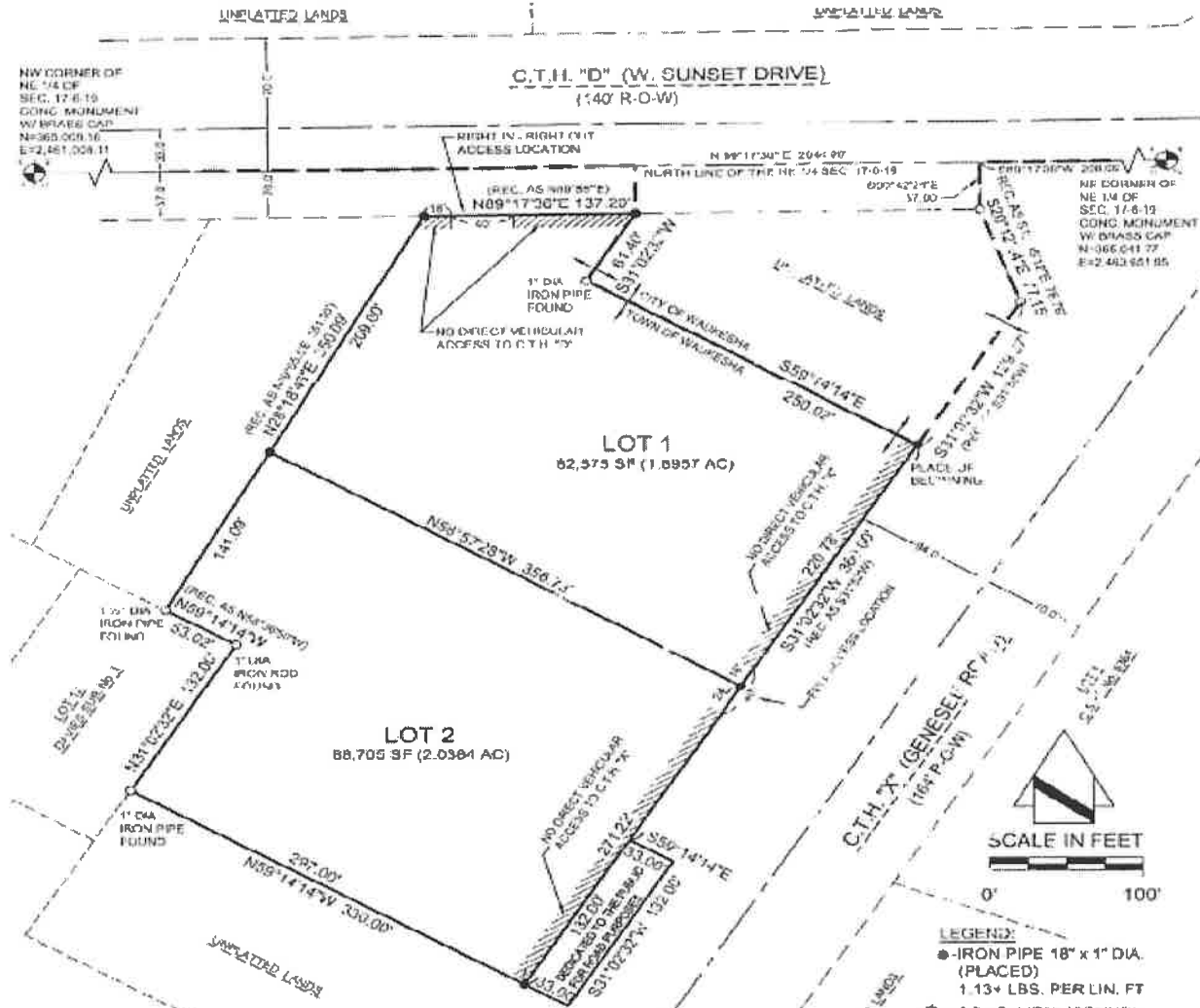
Lot Two (2) in CERTIFIED SURVEY MAP NO. 11089, being a Redivision of Certified Survey Map Nos. 415 and 473 and part of the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Seventeen (17), in Township Six (6) North, Range Nineteen (19) East, in the Town of Waukesha, County of Waukesha, State of Wisconsin, and recorded in the Office of the Register of Deeds for Waukesha County on August 21, 2013 in Volume 108 of Certified Survey Maps at pages 318 to 322, inclusive, as Document No. 4037906.

Tax Key No. WAKT 1361-982-002



# EXHIBIT B

## Scale Map



**SURVEYOR/ENGINEER:**  
 JOHN R. STIGLER, RLS  
 JAHNKE & JAHNKE ASSOC., INC.  
 711 WEST MORELAND BLVD.  
 WAUKESHA, WI, 53188-2478  
 PHONE: (262) 542-5797

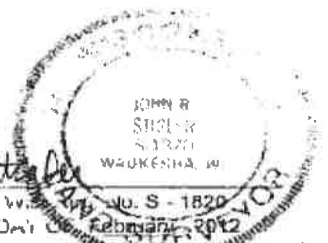
**OWNER/SUBDIVIDER:**  
 BRIC (SUNSET/GENESEE) ASSOCIATES,  
 A WISCONSIN LIMITED PARTNERSHIP  
 ATTN: MARK LAKE  
 W228 N745 WESTBOUND DRIVE  
 WAUKESHA, WI 53188  
 PHONE: (262) 896-3784

**REFERENCE BEARING:** BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, T8N, R18E WHICH HAS A BEARING OF NORTH 89°17'36" EAST BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).  
 FILE NAME: S7714CSM.DWG  
 P.S. WAUKESHA 5332



**LEGEND:**  
 ● - IRON PIPE 18" x 1" DIA. (PLACED)  
 ○ - 1.13+ LBS. PER LIN. FT  
 ⊕ - CONC. MON. (FOUND)

NOTE: SEE BUILDING DETAILS ON SHEET 2 OF 5.



*John R. Stigler*  
 JOHN R. STIGLER - W. S. 1820  
 DATED THIS 14th DAY OF February, 2012  
 REVISED THIS 26th DAY OF March, 2013  
 REVISED THIS 26th DAY OF June, 2013  
 REVISED THIS 9th DAY OF August, 2013  
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

318

TAGLaw International Lawyers

Anne E. Wal  
Direct Telephone  
414-287-1530  
awal@vonbriesen.com

April 19, 2019

**VIA HAND DELIVERY**

Ms. Gina Kozlik, CMC/WCMC  
City Clerk/Treasurer, City of Waukesha  
201 Delafield Street, Room 104  
Waukesha, WI 53188

Re: Petition for Direct Annexation by Unanimous Approval

Dear Ms. Kozlik:

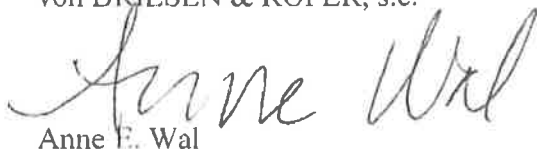
We represent Froedtert Health, Inc. ("Froedtert"). On Froedtert's behalf, we are enclosing an original and one copy of the Petition for Direct Annexation By Unanimous Approval for submission to the City of Waukesha. Please file the original, file-stamp the copy and return the file-stamped copy in the enclosed stamped, self-addressed envelope.

By separate correspondence, we are forwarding the Petition to the Town Clerk for the Town of Waukesha and to the Wisconsin Department of Administration. We are also submitting an Application for Development Review to the City of Waukesha Community Development Corporation.

Please let me know if you need anything further to process the Petition. Thank you for your courtesies.

Very truly yours,

von BRIESEN & ROPER, s.c.



Anne E. Wal

AEW:aew

Enclosure

33015060\_1

## PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO: Ms. Gina Kozlik, CMC/WCMC  
City Clerk/Treasurer, City of Waukesha  
201 Delafield Street, Room 104  
Waukesha, WI 53188

Ms. Kathy Nickolaus  
Town Clerk/Treasurer, Town of Waukesha  
W250 S3567 Center Road  
Waukesha, WI 53189

Wisconsin Department of Administration  
Municipal Boundary Review  
101 East Wilson Street, 9<sup>th</sup> Floor  
Madison, WI 53703

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7. Attached to this Petition as Exhibit B is a scale map which depicts the boundaries of the Territory.

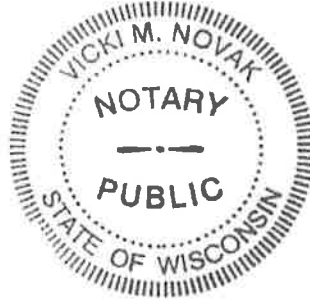
Dated: April 15, 2019

FROEDTERT HEALTH, INC.

By: *Jeffrey Van De Kreeke*  
Name: Jeffrey Van De Kreeke  
Title: Vice President, Finance

Subscribed and sworn to before me  
this 15 day of April, 2019.

*Vicki M. Novak*  
Notary Public, State of Wisconsin  
My Commission expires: 4-9-22



32888992\_2

**EXHIBIT A**

**Legal Description of Territory**

PARCEL I:

Lot One (1) in CERTIFIED SURVEY MAP NO. 11089, being a Redivision of Certified Survey Map Nos. 415 and 473 and part of the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Seventeen (17), in Township Six (6) North, Range Nineteen (19) East, in the Town of Waukesha, County of Waukesha, State of Wisconsin, and recorded in the Office of the Register of Deeds for Waukesha County on August 21, 2013, as Document No. 4037906.

Tax Key No. WAKT 1361-982-001

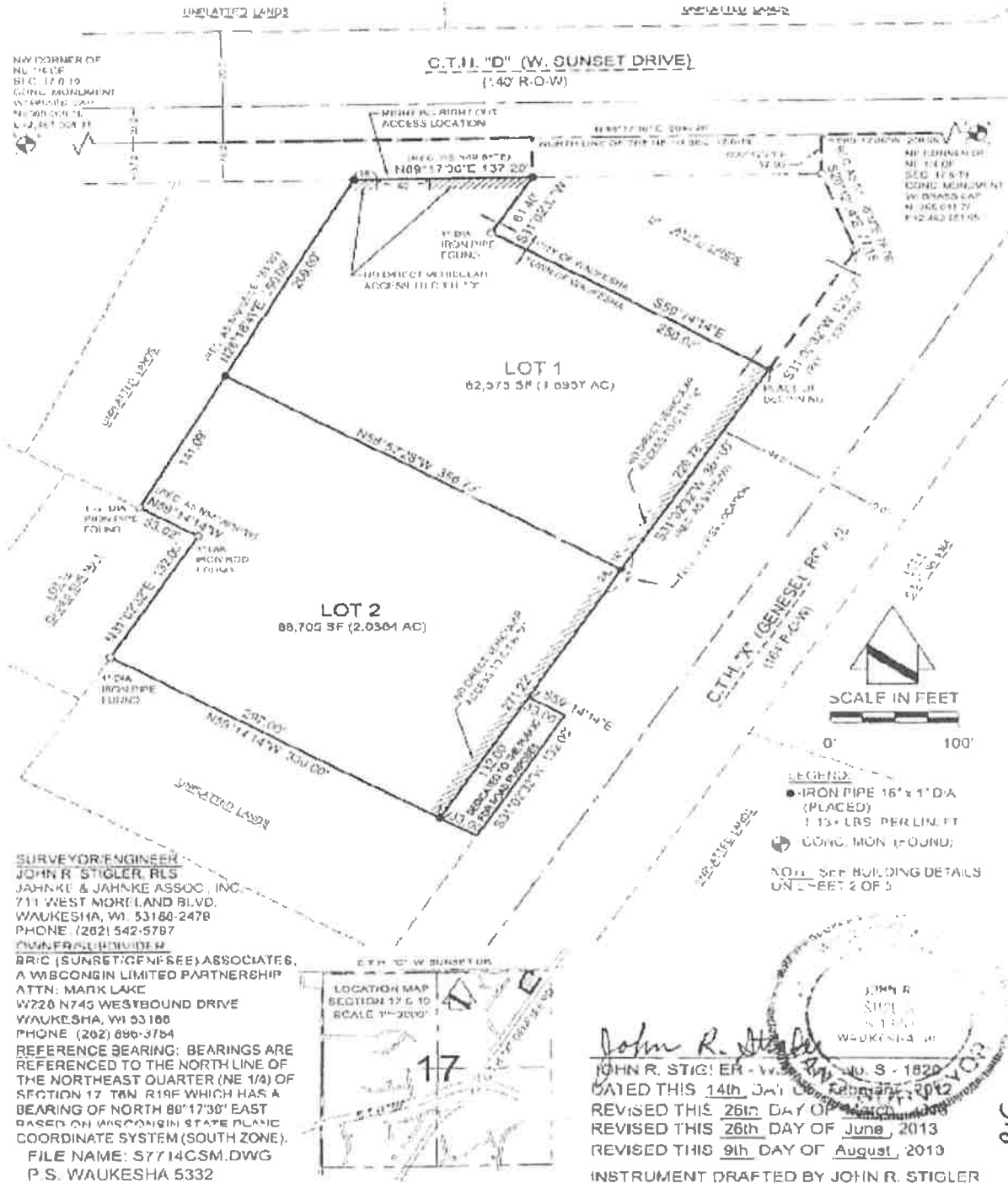
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Tax Key No. WAKT 1361-982-002

# EXHIBIT B

## Scale Map



*John R. Stigler*  
 JOHN R. STIGLER - W. S. 1820  
 DATED THIS 14th DAY OF JANUARY 2012  
 REVISED THIS 26th DAY OF JUNE 2013  
 REVISED THIS 26th DAY OF JUNE 2013  
 REVISED THIS 9th DAY OF AUGUST 2013  
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

TAGLaw International Lawyers

Anne E. Wal  
Direct Telephone  
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April 19, 2019

**VIA HAND DELIVERY**

Ms. Kathy Nickolaus  
Town Clerk/Treasurer, Town of Waukesha  
W250 S3567 Center Road  
Waukesha, WI 53189

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Dear Ms. Nickolaus:


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Please let me know if you need anything further to process the Petition. Thank you for your courtesies.

Very truly yours,

von BRIESEN & ROPER, s.c.



Anne E. Wal

AEW:aew  
Enclosure  
33015077\_1

## PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO: Ms. Gina Kozlik, CMC/WCMC  
City Clerk/Treasurer, City of Waukesha  
201 Delafield Street, Room 104  
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Dated: April 15, 2019

FROEDTERT HEALTH, INC.

By: *Jeffrey Van De Kreeke*  
Name: Jeffrey Van De Kreeke  
Title: Vice President, Finance

Subscribed and sworn to before me  
this 15 day of April, 2019.

*Vicki M. Novak*  
Notary Public, State of Wisconsin  
My Commission expires: 4-9-22



32888992\_2

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Tax Key No. WAKT 1361-982-001

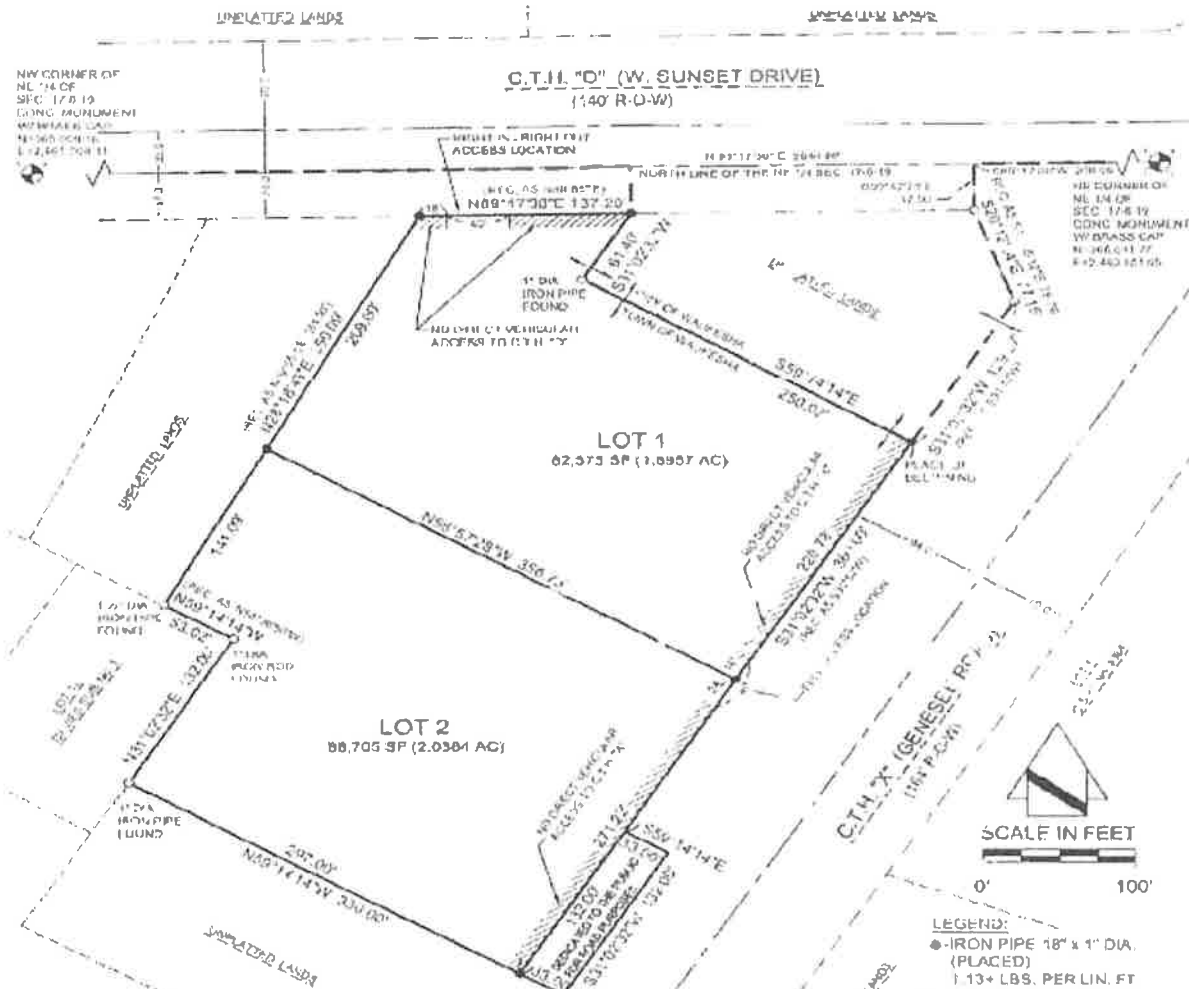
PARCEL II:

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Tax Key No. WAKT 1361-982-002

# EXHIBIT B

## Scale Map



**SURVEYOR/ENGINEER**  
 JOHN R. STIGLER, RLS  
 JAHNKE & JAHNKE ASSOC., INC.  
 711 WEST MORELAND BLVD  
 WAUKESHA, WI 53188-2478  
 PHONE (262) 542-5787

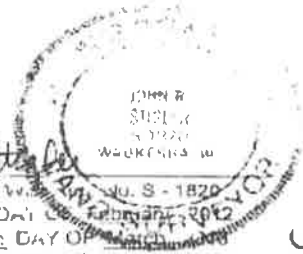
**OWNER/SUBDIVIDER**  
 BRIC (SUNSET/GENESEE) ASSOCIATES,  
 A WISCONSIN LIMITED PARTNERSHIP  
 ATTN: MARK LAKE  
 W228 N745 WESTBOUND DRIVE  
 WAUKESHA, WI 53188  
 PHONE (262) 898-3784

REFERENCE BEARING: BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17 T6N R19E WHICH HAS A BEARING OF NORTH 89°17'38" EAST BASED ON WISCONSIN STATE PLAIN COORDINATE SYSTEM (SOUTH ZONE).  
 FILE NAME: S7714CSM.DWG  
 P.S. WAUKESHA 5332



**LEGEND:**  
 ● IRON PIPE 18" x 1" DIA. (PLACED)  
 | 1.13+ LBS. PER LIN. FT  
 ◊ CONC. MON. (FOUND)

**NOTE:** See BUILDING DETAILS ON SHEET 2 OF 3



*John R. Stigler*  
 JOHN R. STIGLER - W. S. 1820  
 DATED THIS 14th DAY OF February, 2012  
 REVISED THIS 26th DAY OF March, 2012  
 REVISED THIS 26th DAY OF June, 2013  
 REVISED THIS 9th DAY OF August, 2013  
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

318

**von Briesen & Roper, s.c.**  
Attorneys at Law

Suite 1000  
411 East Wisconsin Avenue  
Milwaukee, Wisconsin 53202-4470  
(414) 276-1122



2-28/710

191433

<b>DATE</b>
04-18-19
<b>AMOUNT</b>
\$950.00

\*\*\*Nine Hundred Fifty and 00/100 Dollars

VOID AFTER 90 DAYS

PAY  
TO THE  
ORDER OF

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

CHECKS OVER \$2,000 REQUIRE TWO SIGNATURES

⑈ 191433 ⑈ ⑆ 071000 288 ⑆ 0018240486 ⑈

von Briesen & Roper, s.c.

CHECK DATE: 04-18-19

CHECK NO.: 191433

DATE	INVOICE	VOUCHER	COMMENTS	NET		191433
04-18-19	012686-00496	256711		950.00		
VENDOR: Wisconsin Department of Administration					REF #	TOTAL \$950.00