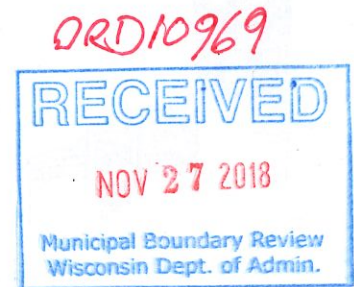




## CITY OF STOUGHTON

381 East Main Street  
Stoughton, WI 53589



November 27, 2018

Wisconsin Department of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison, WI 53701

RE: Annexation into City of Stoughton

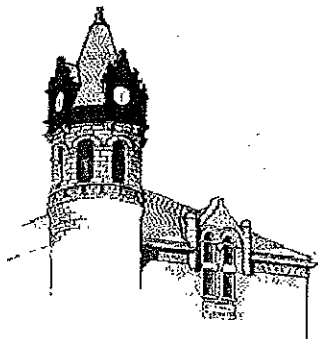
I, Holly Licht, do hereby certify that I am the duly appointed and qualified City Clerk of the City of Stoughton, Dane County, State of Wisconsin; that attached hereto is a true and correct copy of Ordinance O-23-2018 adopted by the governing body of said City of Stoughton at a duly called meeting of said Council held on the 23<sup>rd</sup> day of October 2018, and that such Ordinance is now in full force and effect.

Please feel free to contact me with any questions.

Sincerely,

Holly Licht  
City Clerk  
City of Stoughton

Enclosures



## CITY OF STOUGHTON


*381 East Main Street  
Stoughton, WI 53589*

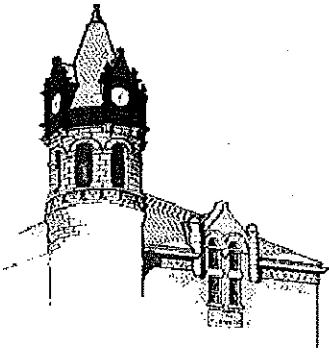
### CERTIFICATE OF ANNEXATION

I, Holly Licht, City Clerk of the City of Stoughton, County of Dane, State of Wisconsin, DO HEREBY CERTIFY that the following described territory was detached from the Town of Dunkirk, County of Dane, and the Town of Rutland, Dane County, and was annexed to the City of Stoughton, pursuant to §66.0217 (2), Wis. Stats., by an ordinance adopted by the Common Council at a regular meeting held on October 23, 2018.

See attached for map and legal description.

Dated this 27<sup>th</sup> day of November, 2018.

  
\_\_\_\_\_  
Holly Licht, City Clerk



## CITY OF STOUGHTON

*381 East Main Street  
Stoughton, WI 53589*

### ORDINANCE O-23-2018

I certify that the current population of the territory to be annexed as described in Ordinance O-23-2018 is zero.

  
\_\_\_\_\_  
Holly Licht, City Clerk

**CITY OF STOUGHTON, 381 E. Main Street, Stoughton, WI 53589**

**ORDINANCE OF THE COMMON COUNCIL**

**AN ORDINANCE PROVIDING FOR THE DIRECT ANNEXATION  
OF A PORTION OF THE TOWN OF DUNKIRK AND A PORTION OF THE TOWN OF RUTLAND  
TO THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN**

Committee Action: Planning Commission meets October 8, 2018

Fiscal Impact: \$0

**File Number:** O-23 -2018

**First Reading:** October 9, 2018

**Second Reading:** October 23, 2018

**RECITALS**

- A. The RHD PROPERTIES, LLC ("Owner") owns land in the town of Dunkirk and Town of Rutland as described in Exhibit A (the "Territory") and is seeking to annex the Territory to the City of Stoughton, pursuant to Wis. Stat. § 66.0217(2).
- B. The City of Stoughton Planning Commission has recommended that the Territory be annexed to the City, and that the Territory be assigned a temporary zoning classification of RH- Rural Holding.
- C. The proposed annexation has been reviewed by the Wisconsin Department of Administration (MBR Petition File No. 14140) and found it to be in the public interest.
- D. The annexation represents approximately 79.028 acres; 22.270 acres from Dunkirk and 56.757 acres from Rutland.

*NOW, THEREFORE, the Common Council of the City of Stoughton, Dane County, Wisconsin, does ordain as follows:*

**ORDINANCE**

- 1. Recitals. The above recitals are material to and are incorporated in this Ordinance.
- 2. Territory Annexed. The Territory is annexed to the City of Stoughton pursuant to Wis. Stat. § 66.0217(2).
- 3. Effect of Annexation. From and after the effective date of this ordinance, the Territory shall be a part of the City of Stoughton for any and all purposes provided by law, and all persons coming or residing within such Territory shall be subject to all ordinances, rules, and regulations governing the City of Stoughton.

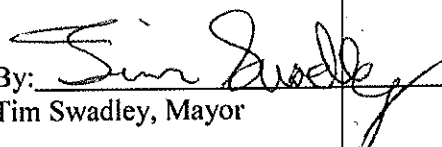
4. Temporary Zoning Designation. The Territory shall be temporarily zoned R-H Rural Holding.
5. Ward Designation. The Territory being annexed from Town of Rutland shall be represented: State Senate District #15, State Assembly District #43, County Supervisory District #37, Aldermanic District #4, Ward # 9, and shall be part of the Stoughton Area School District #5321.  
  
The Territory being annexed from the Town of Dunkirk shall be represented by: State Senate District #16, State Assembly District #46, County Supervisory District #37, Aldermanic District #4, Ward #15, and shall be part of the Stoughton Area School District #5321.
6. Clerk Duties. The City Clerk is hereby directed to publish notice of and provide copies of this Ordinance in accordance with the applicable Wisconsin Statutes.
7. Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

*The above ordinance was duly adopted by a two-thirds (2/3) majority vote of the elected members of the Common Council of the City of Stoughton at a regular meeting held on October 23, 2018*

Vote: 7-2

Baersma + Johnson  
voted no

APPROVED:

By:   
Tim Swadley, Mayor

ATTEST:

  
Holly Licht, City Clerk

APPROVED: 10-23-18  
PUBLISHED: 11-1-18

**RHD Properties LLC**  
**Annexation Legal Description**

**Parcel 1:**

A part of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , the East half of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , a part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  within the right-of-way of USH 51, and a part of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  within the right-of-way of USH 51 all being a part of Section 1, Township 5 North, Range 10 East in the Town of Rutland, Dane County, Wisconsin and also a part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and a part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  within the right-of-way of USH 51 all being a part of Section 6, Township 5 North, Range 11 East in the Town of Dunkirk, Dane County, Wisconsin. More particularly described as follows:

Beginning at the Northeast corner of Section 1, Township 5 North, Range 10 East in the Town of Rutland; thence North  $87^{\circ}41'55''$  East along the North line of the Northwest  $\frac{1}{4}$  of said Section 6, a distance of 75.32 feet to a point on the East right-of-way of USH 51; thence South  $00^{\circ}38'40''$  West along the said East right-of-way, a distance of 76.62 feet; thence North  $87^{\circ}41'55''$  East parallel to the North line of the said Northwest  $\frac{1}{4}$  of Section 1, a distance of 1141.23 feet to a point on the West right-of-way of Velkommen Way; thence South  $00^{\circ}33'09''$  West along the said West right-of-way, a distance of 261.69 feet to a point on the North line of Lot 9 of the plat of Eggeson's Woods; thence South  $87^{\circ}47'15''$  West along the North line of Lots 9, 12, and 13 of said Eggeson's Woods, a distance of 363.74 feet to the Northwest corner of said Lot 13; thence South  $06^{\circ}17'42''$  West along the West line of said Lot 13, a distance of 169.02 feet to an angle point in said line; thence South  $03^{\circ}01'22''$  West along the said West line of Lot 13, a distance of 144.50 feet to the Southwest corner of said Lot 13 being on the northerly right-of-way of Velkommen Way; thence easterly 29.88 feet along the said northerly right-of-way of Velkommen Way being a curve to the left having a radius of 237.00 feet, the chord of said curve bears North  $84^{\circ}21'10''$  East a distance of 29.86 feet; thence North  $80^{\circ}44'27''$  East along the said northerly right-of-way of Velkommen Way, a distance of 107.62 feet; thence South  $09^{\circ}15'34''$  East, a distance of 66.00 feet to a point on the southerly right-of-way of Velkommen Way; thence South  $80^{\circ}44'27''$  West along the said southerly right-of-way, a distance of 107.62 feet to a point of curvature; thence continuing 38.38 feet westerly along a curve to the right along the said southerly right-of-way of Velkommen Way being a curve to the right having a radius of 303.00 feet, the chord of said curve bears South  $84^{\circ}22'12''$  West a distance of 38.36 feet to the most northwesterly corner of Lot 1 of Eggeson's Woods subdivision; thence North  $87^{\circ}59'57''$  East along the South line of the most westerly portion of said Lot 1, a distance of 145.00 feet to an interior lot corner of Lot 1 of Eggeson's Woods; thence South  $01^{\circ}47'57''$  West along the westerly line of said Lot 1, a distance of 108.93 feet to the Southwest corner of said Lot 1; thence North  $88^{\circ}12'57''$  East along the South line of said Lot 1, a distance of 335.26 feet to the Southeast corner of said Lot 1; thence South  $10^{\circ}29'13''$  East along the westerly line of Lot 2 of Eggeson's Woods, a distance of 141.00 feet to a point on the North line of John Nygaard's Virgin Lake Estates; thence South  $88^{\circ}12'38''$  West along the North line of said Nygaard's Virgin Lake Estates also platted as the Blue Heron Addition to John Nygaard's Virgin Lake Estates, a distance of 969.28 feet to an angle point in said line; thence South  $88^{\circ}13'18''$  West along said North line of Nygaard's Virgin Lake Estates, a distance of 30.18 feet to the Northeast corner of CSM 12431; thence North  $00^{\circ}18'12''$  West, a distance of 245.83 feet to a point on the southerly right-of-way of Velkommen Way; thence South  $87^{\circ}59'57''$  West along the said southerly right-of-way, a distance of 231.75 feet to a point on the East right-of-way of USH 51; thence along the East right-of-way of USH 51 the following courses:

- 1) South 03°02'04" West, a distance of 5.19 feet;
- 2) South 09°08'01" West, a distance of 198.56 feet;
- 3) South 00°12'52" East, a distance of 308.45 feet;
- 4) Thence South 03°04'37" East, a distance of 100.12 feet;
- 5) Thence South 00°12'52" East, a distance of 455.33 feet to the Southwest corner of John Nygaard's Virgin Lake Estates Commerce Addition being a point on the northerly right-of-way of Roby Road;
- 6) Thence South 00°51'24" East, a distance of 80.00 feet to the Northwest corner of Lot 6 of John Nygaard's Virgin Lake Estates being a point on the southerly right-of-way of Roby Road;
- 7) Thence South 01°38'48" East, a distance of 164.17 feet;
- 8) Thence South 00°12'52" East, a distance of 100.00 feet;
- 9) Thence South 01°13'03" West, a distance of 200.08 feet;
- 10) Thence South 00°12'52" East, a distance of 214.29 feet to the Northwest corner of CSM No. 11371;

Thence leaving said right-of-way South 89°47'30" West, a distance of 65.16 feet to a point on the said East line of the Northeast ¼ of Section 1; thence South 00°12'30" East along the said East line a distance of 88.55 feet to the East ¼ corner of said Section 1; thence South 00°17'19" East along the East line of the Southeast ¼ of said Section 1, a distance of 162.44 feet; thence South 86°30'59" West along the South line of Lot 1 of CSM No. 8144 extended easterly, a distance of 50.12 feet to the Southeast corner of said Lot 1; thence along the westerly right-of-way of USH 51 the following courses:

- 1) North 00°12'52" West, a distance of 867.53 feet;
- 2) Thence North 08°44'43" West, a distance of 72.74 feet to a point on the South right-of-way of Deer Point Drive;
- 3) Thence North 03°51'51" West, a distance of 66.14 feet to the Southeast corner of CSM No. 11949 being a point on the northerly right-of-way of Deer Point Drive;
- 4) Thence North 00°12'52" West, a distance of 362.07 feet;
- 5) Thence North 01°41'41" East, a distance of 111.36 feet to the Northeast corner of said CSM No. 11949;

Thence leaving said right-of-way North 86°25'59" West along the South line of the Northeast and Northwest ¼'s of the Northeast ¼ of said Section 1, a distance of 1909.35 feet to a point at the Southwest corner of the East ½ of the Northwest ¼ of the Northeast ¼ of said Section 1; thence North 00°08'36" West along the West line of the said East ½ of the Northwest ¼ of the Northeast ¼, a distance of 1187.34 feet to a point on the North line of the Northeast ¼ of said Section 1; thence North 89°59'55" East along the said North line, a distance of 1528.93 feet; thence South 00°21'28" West, a distance of 172.58 feet; thence North 89°59'55" East, a distance of 388.68 feet to a point on the West right-of-way line of USH 51; thence North 11°44'15" West along the said West right-of-way line, a distance of 142.56 feet to a point on the South right-of-way of Rutland Dunn Town Line Road; thence North 00°00'05" West, a distance of 33.00 feet to a point on the North line of the Northeast ¼ of Section 1, Township 5 North, Range 10 East in the Town of Rutland; thence North 89°59'55" East along the said North line, a distance of 77.60 feet to the Point of Beginning.

**ANNEXATION PARCEL NUMBERS IN THE TOWN OF DUNKIRK**

**026/0511-062-8651-0**

**ANNEXATION PARCEL NUMBERS IN THE TOWN OF RUTLAND**

**052/0510-011-8040-2**

**052/0510-011-8500-5**



POINT OF BEGINNING PARCEL 1  
SECTION CORNER  
**RUTLAND DUNN TOWN LINE ROAD**

PLAT OF  
SURVEY

CITY OF STOUGHTON  
CORPORATE LIMITS

PARCEL 1

NW 1/4 - NW 1/4  
SEC 6, T5N, R11E

TOWN OF DUNKIRK

EDDLESON'S WOODS

VELKOMMEN WAY

PARCEL 1

PLAT OF  
SURVEY

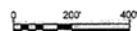
USH 61

CSM 12401

JOHN NYGAARD'S  
VIRGIN LAKE ESTATES  
COMMERCIAL ADDITION

ROBY ROAD

SW 1/4 - NW 1/4  
SEC 6, T5N, R11E



79 Acres

TOWN OF RUTLAND

PARCEL 1

NE 1/4 - NE 1/4  
SEC 1, T5N, R10E

NW 1/4 - NE 1/4  
SEC 1, T5N, R10E

TOWN OF RUTLAND

CSM 8853

CSM 11040

DEER POINT  
BUSINESS PARK

DEER POINT DR  
SE 1/4 - NE 1/4  
SEC 1, T5N, R10E

CSM 5315

DEER POINT  
BUSINESS PARK

CSM 8116

SW 1/4 - NE 1/4  
SEC 1, T5N, R10E

CITY OF STOUGHTON  
CORPORATE LIMITS

NE 1/4 - SE 1/4  
SEC 1, T5N, R10E

CSM 8104

CSM 11371

ANNEXATION MAP

DVORAK PROPERTY  
808 DVORAK  
STOUGHTON, WI

15007051