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12/02/2024

Municipal Boundary Review
WI Dept. of Administration

Clerk's Certification for Annexation Ordinance

I, Nikolai A. Wahl, City Clerk of the City of Monroe, County of Green, State of Wisconsin, do hereby certify that the attached 2-page ordinance and 1-page attached map entitled "Annexation Map – Exhibit B" is a true and correct copy of an Annexation Ordinance adopted by the Common Council of the City of Monroe on the 20th day of May 2024 with the effective date of publication on May 25, 2024.

I further certify that the territory annexed was detached from the Town of Monroe, County of Green, State of Wisconsin and was annexed to the City of Monroe pursuant to s.66.0217(2) of the Wisconsin Statutes, by direct annexation by unanimous approval.

I further certify that the adopted Annexation Ordinance did contain a scrivener's error in Section 1 and Section 2 when it indicated that the legal description of Territory A and Territory B were attached as Exhibit A and Exhibit B. No separate legal descriptions were attached for Territory A and Territory B. Instead, the complete legal description of the territory being transferred included both the petitioner's Territory A and Territory B, as well as the adjacent S.T.H. 59 and S.T.H. 11 & 81 Right-Of-Way territory as described and depicted as "Parcel A" in the associated "ANNEXATION MAP – EXHIBIT B" document.

Given under my hand and corporate seal of the City of Monroe, Wisconsin the 26th day of November, 2024.

Nikolai A. Wahl

City Clerk



Public Hearing Date: 05/20/2024

ORDINANCE ANNEXING TERRITORY

WHEREAS, on January 31, 2024, Bader-Spidahl, LLC by its managing members ["Owner"] filed a petition for direct annexation of territory by unanimous approval to the City of Monroe for 47.5 acres of land located South of Highway 11 in the Township of Monroe ["Territory A"]; and

WHEREAS, the Owner desires to annex Territory A with the intention to create residential development of the property and desires to connect to the City of Monroe's public sewer and water systems; and

WHEREAS, Territory A contains a population, as defined in § 66.0217(5) Wisconsin Statutes, as being two persons, and both of such resident electors have consented and joined the petition for annexation; and

WHEREAS, Territory A is contiguous to an existing boundary of the City of Monroe; and

WHEREAS, on February 20, 2024, Bader-Spidahl, LLC by its managing members ["Owner"] filed a petition for direct annexation of territory by unanimous approval to the City of Monroe for 69.59 acres of land located North of Highway 11 in the Township of Monroe ["Territory B"]; and

WHEREAS, the Owner desires to annex Territory B with the intention to create commercial development of the property and desires to connect to the City of Monroe's public sewer and water systems; and

WHEREAS, Territory B contains a population, as defined in § 66.0217(5) Wisconsin Statutes, as being zero persons; and

WHEREAS, Territory B is contiguous to an existing boundary of the City of Monroe; and

WHEREAS, the combined legal description of Territory A, Territory B, and the highway right-of-way, which is being annexed to the City of Monroe and the map showing the new boundary for the City of Monroe is depicted on the Annexation Map -- Exhibit B which is attached hereto and incorporated by reference; and

WHEREAS, on March 13, 2024, the Plan Commission recommended that Territory A and Territory B both be initially zoned as Rural Holding Zoning District (RH-35) and that future change of zoning will be necessary when specific development plans are finalized; and

WHEREAS, the Common Council of the City of Monroe held a public hearing on May 20, 2024.

NOW THEREFORE, THE COMMON COUNCIL of the city of Monroe does ordain as follows:

SECTION 1: Territory A Acquired: In accordance with § 66.0217(2) Wisconsin Statutes, the petition for direct annexation by unanimous approval filed with the City Clerk on January 31, 2024 and signed by managing members of Bader-Spidahl, LLC and both electors residing within the territory, Territory A consisting of 47.5 acres of land South of Highway 11 with the legal description as found on Exhibit A, attached hereto and incorporated by reference, is hereby annexed to the City of Monroe, Green County, Wisconsin.

SECTION 2: Territory B Acquired: In accordance with § 66.0217(2) Wisconsin Statutes, the petition for direct annexation by unanimous approval filed with the City Clerk on February 20, 2024 and signed by managing members of Bader-Spidahl, LLC, Territory B consisting of 69.59 acres of land North of Highway 11 with the legal description as found on Exhibit B, attached hereto, and incorporated by reference, is hereby annexed to the City of Monroe, Green County, Wisconsin.

SECTION 3: Effect of Annexation: From and after the date of the ordinance, Territory A and Territory B shall be a part of the City of Monroe, Green County, Wisconsin, for all purposes provided by law and all coming or residing in such territory, shall be subject to all ordinances, rules and regulations governing the City of Monroe, Green County, Wisconsin. Attached hereto as the Annexation Map – Exhibit B shows the full area to be annexed including the new City of Monroe boundary.

SECTION 4: Zoning Classification: Territory A and Territory B annexed to the City of Monroe, Wisconsin by this ordinance shall be initially zoned Rural Holding Zoning District (RH-35). Territory A and Territory B shall be subject to all provisions of Title 5 Zoning Regulations of the Monroe City Code relating to such zoning district classifications and to the zoning of the City of Monroe, Wisconsin for future changes.

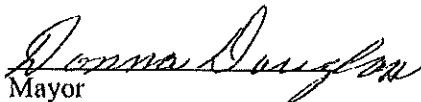
SECTION 5: Ward Designation: Territory A and Territory B are hereby made a part of the 1st Ward of the City of Monroe, Wisconsin, subject to the ordinances, rules, and regulations of the City of Monroe governing wards.


SECTION 6: Payment to Town of Monroe: Pursuant to § 66.0217(14) of the Wisconsin Statutes, the City of Monroe shall pay annually to the Town of Monroe for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed Territory A and Territory B, as shown by the tax roll under § 70.65 Wisconsin Statutes, in the year in which the annexation is final.

SECTION 7: Severability: If any provision of this ordinance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

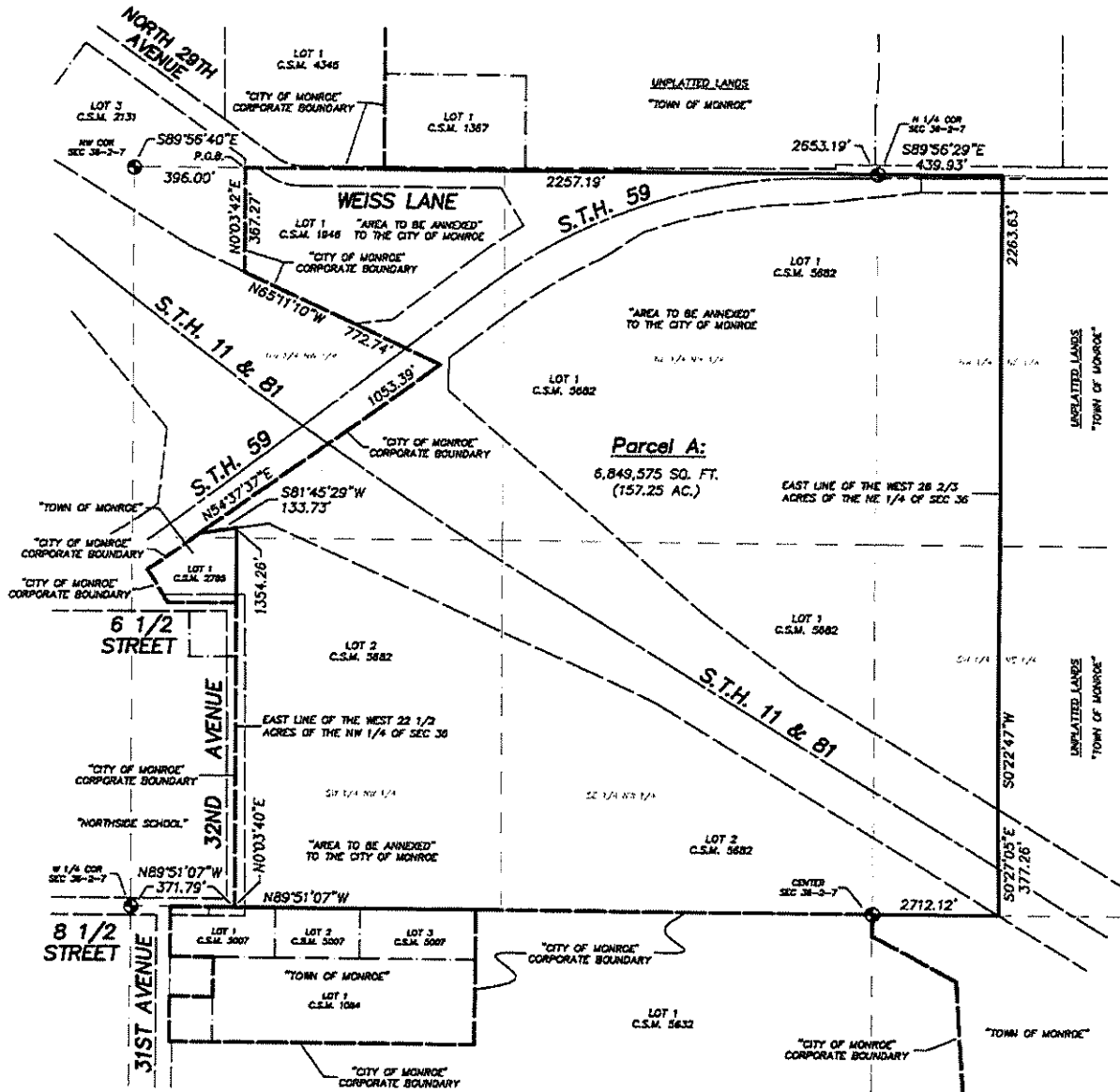
SECTION 8: This ordinance shall be in full force on the day following its passage and official publication.

Dated the 20th day of May, 2024
Passed the 20th day of May, 2024
Published the 25th day of May, 2024


Mayor


City Clerk

ANNEXATION MAP - EXHIBIT B



A parcel of land situated in the Town of Monroe, County of Green, State of Wisconsin, being part of the NW 1/4 & SW 1/4 of the NE 1/4 and part of the NE 1/4, SE 1/4, SW 1/4 & NW 1/4 of the NW 1/4 of Section 36 and consisting of Lot 1, of Certified Survey Map No. 1946, Recorded in Volume 6 of Certified Survey Maps of the Green County Register of Deeds Office, on Page 257, as Document No. 361047 and Lot 1 & Lot 2, of Certified Survey Map No. 5682, Recorded in Volume 29 of Certified Survey Maps of the Green County Register of Deeds Office, on Pages 68 - 77, as Document No. 628926 and other lands described as follows:

Commencing at the NW corner of Section 36, Township 2 North, Range 7 East; thence S89°56'40"E along the North line of the NW 1/4 of Section 36, 396.00' to the point of beginning; thence S89°56'29"E along the North line of the NE 1/4 of Section 36, 439.93' to the East line of the West 26 2/3 Acres of the NE 1/4 of Section 36; thence S0°22'47"W along the East line of Lot 1, of Certified Survey Map No. 5682 and the East line of the West 26 2/3 Acres of the NE 1/4 of Section 36, 2263.63' to the Easterly right of way line of S.T.H. 11 & 81; thence S0°27'05"E, 377.26' to the South line of the NE 1/4 of Section 36 and the Westerly right of way line of S.T.H. 11 & 81; thence N89°51'07"W along the South line of the NE 1/4 & NW 1/4 of Section 36, 2712.12' to the East line of the West 22 1/2 Acres of the NW 1/4 of Section 36; thence N0°03'40"E along the East line of the West 22 1/2 Acres of the NW 1/4 of Section 36, 1354.26' to the Southerly right of way line of S.T.H. 59; thence S81°45'29"W along the Southerly right of way line of S.T.H. 59, 133.73'; thence N54°37'37"E, 1053.39' to an extension of the Northerly right of way line of S.T.H. 11 & 81; thence N65°11'10"W along the extension of the Northerly right of way line of S.T.H. 11 & 81 and the Southerly line of Lot 1, of Certified Survey Map No. 1946, 772.74'; thence N0°03'42"E along the West line of Lot 1, of Certified Survey Map No. 1946, 367.27' to the point of beginning; Said Parcel Contains 6,849,575 Sq. Ft. or 157.25 Acres.

I, Todd E. Hasse, Professional Land Surveyor, S-2228, hereby certify that I have made this Map under the direction of Randall B. Bader, member of Bader-Spidahl, LLC and that this map is a correct representation of the exterior boundaries of the lands to be Annexed into the City of Monroe in accordance with the information that was provided.

May 16th, 2024

Todd E. Hasse
Todd E. Hasse P.L.S. - 2228

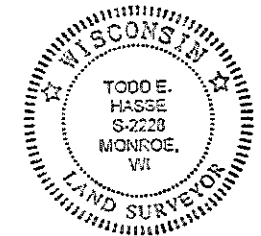
SCALE: 1" = 400'

GRAPHIC BAR SCALE:



PREPARED FOR:

Bader-Spidahl, LLC
c/o Randy B. Bader
W7210 C.T.H. B
Monroe, WI 53566
(608) 325-3722



HASSE
SURVEYING, LLC

W8820 KLIPP ROAD
MONROE, WI 53668
(608) 326-6321 PHONE
(608) 326-6321 FAX

Population

The population of said territories is zero (0). The population of the City of Monroe and the Town of Monroe is not affected by the annexation.



Nikolai A. Wahl

City Clerk