

**MURPHY DESMOND**

L A W Y E R S

**HAND-DELIVERED**  
MUNICIPAL BOUNDARY REVIEW  
WISCONSIN DEPARTMENT OF  
ADMINISTRATION  
101 E. WILSON AVENUE, 10<sup>TH</sup> FLOOR  
MADISON, WI 53702

# Request for Annexation Review

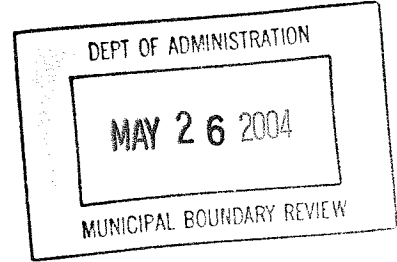
Wisconsin Department of Administration

Division of Intergovernmental Relations  
 Municipal Boundary Review  
 Shipping Address: 101 E. Wilson Street, 10<sup>th</sup> Floor  
 Madison, WI 53702-0001  
 Mailing Address: PO Box 1645  
 Madison, WI 53701-1645  
 Phone: 608-266-0288 Fax: 608-266-5519  
 E-mail: George.Hall@doa.state.wi.us

Petitioner's Name and Address

Hometown Holdings, LLC  
c/o Attorney Ronald M. Trachtenberg  
Murphy Desmond S.C., P.O. Box 2038, Madison, WI 53701-2038

**Office use only:**



1. Town where property is located Town of Verona
2. Petitioned City or Village City of Verona
3. County where property is located Dane
4. Population of the territory to be annexed 44
5. Area (in acres) of the territory to be annexed 34.42467

608-268-5575 (Atty Ronald M. Trachtenberg)  
 Petitioner's phone #  
608-845-7187  
 Town Clerk's phone #  
608-845-6495  
 City/Village Clerk's phone #

**Contact Information if different than petitioner:**

Representative's Name and Address:  
Attorney Ronald M. Trachtenberg  
Murphy Desmond S.C.  
P.O. Box 2038, Madison, WI 53701-2038  
 Phone 608-268-5575  
 E-mail rtrachtenberg@murphydesmond.com

Surveyor or Engineering Firm's Name and Address:  
Birrenkott Surveying, Inc.  
P.O. Box 237, 1677 Bristol Street  
Sun Prairie, WI 53590  
 Phone 608-837-7463  
 E-mail birrenkott@spwl.net

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

1. Legal Description meeting the requirements of s.66.0217 (c).....
2. Map meeting the requirements of s. 66.0217 (g)
  - Includes delineating boundary of the annexing city of village on the map.....
  - Territory is contiguous to city or village.....
3. Petition or Notice of Intent to Circulate.....
4. Statutory method used?
  - Unanimous s. 66.0217 (2), or,.....
  - Direct by one-half approval s. 66.0217 (3).....
5. Check or money order covering Department of Administration annexation fee.....



**NOTICE OF INTENT TO CIRCULATE ANNEXATION PETITION  
BY DIRECT ANNEXATION**

Pursuant to Section 66.0217 (4), Wis. Stats., notice of intent to circulate a petition for direct annexation pursuant to Section 66.0217 (3) (a), Wis. Stats., as hereinafter follows is hereby given:

Attached as Exhibit A hereto and incorporated herein by reference is the legal description and scale map of the territory proposed for annexation.

Said territory is proposed to be detached from the Town of Verona and annexed to the City of Verona.

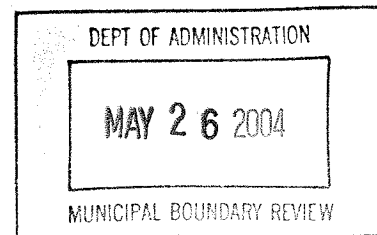
The name and post office address of the person causing this notice to be published is Hometown Holdings, LLC, a Wisconsin limited liability company, with a post office address of c/o Attorney Ronald M. Trachtenberg, Murphy Desmond, S.C., Post Office Box 2038, Madison, Wisconsin 53701-2038

A copy of the scale map (and legal description) may be inspected at the Office of the Town Clerk of the Town of Verona, Town Hall of the Town Verona, 335 N. Nine Mound Road, Verona, Wisconsin 53593 and in the Office of the City Clerk of the City of Verona, 111 Lincoln Street, Verona, Wisconsin 53593.

Dated this 7<sup>th</sup> day of May, 2004.

Hometown Holdings, LLC

BY: *Bill Clemens*  
Bill Clemens, Authorized Member

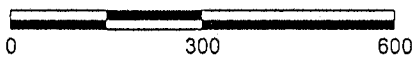




# BIRRENKOTT SURVEYING, INC.

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# ANNEXATION MAP

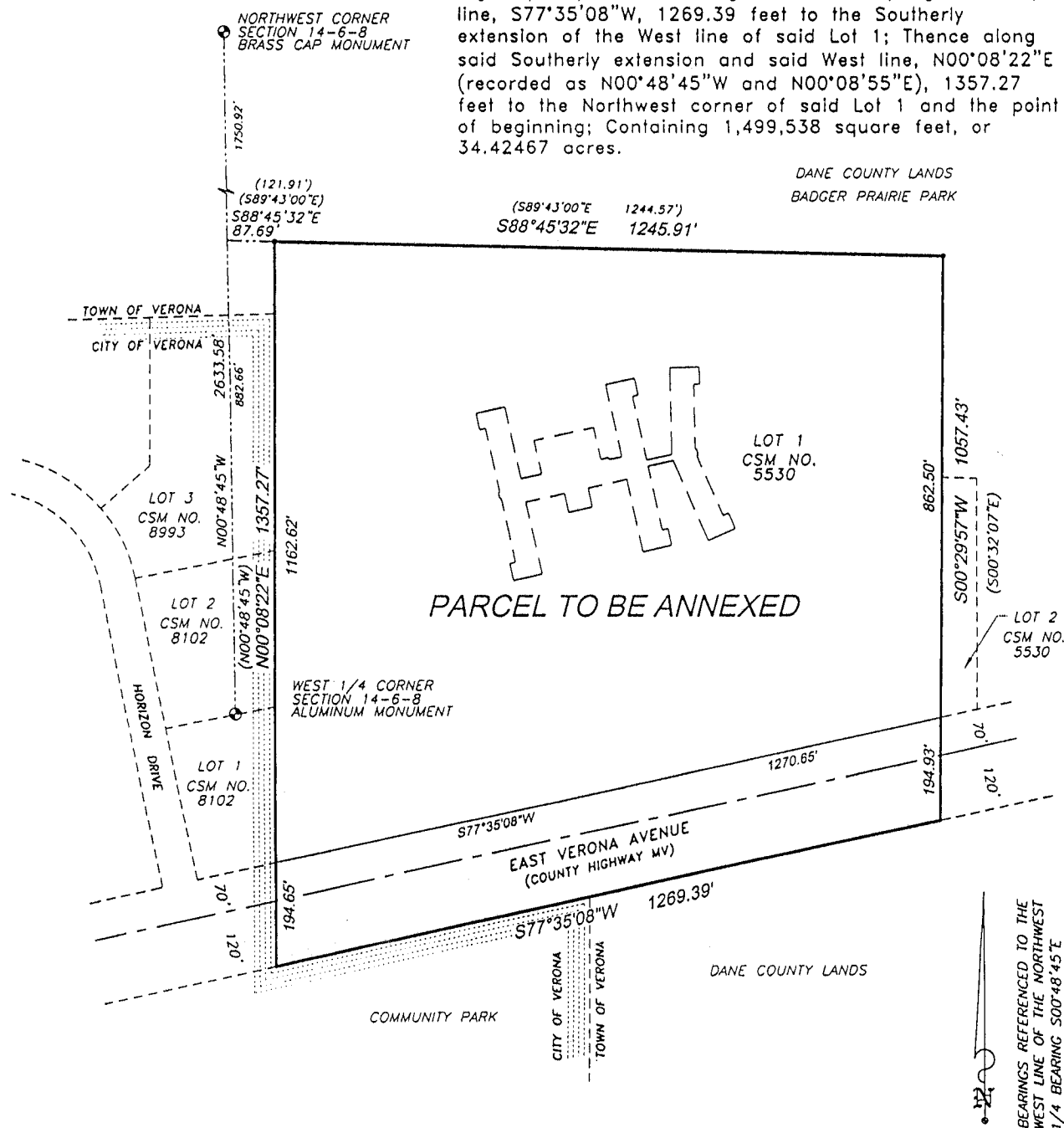
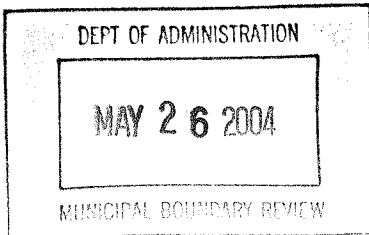


SCALE: 1" = 300'

### Annexation Description:

Lot 1, Certified Survey Map No. 5530, and part of the Northwest 1/4 of the Southwest 1/4 of Section 14, T6N, R8E, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West 1/4 Corner of said Section 14; Thence along the West line of the Northwest 1/4 of said Section 14, N00°48'45"W (recorded as N00°08'55"E), 882.66 feet; Thence S88°45'32"E, 87.69 feet (recorded as S89°43'00"E, 121.91 feet) to the Northwest corner of said Certified Survey Map No. 5530 and the point of beginning; Thence continuing S88°45'32"E (recorded as S89°43'00"E) along the North line of said Lot 1, 1245.91 feet (recorded as 1244.57 feet) to the Northeast corner thereof; Thence along the East line of said Lot 1 and its Southerly extension, S00°29'57"W (recorded as S00°32'07"E), 1057.43 feet to the Southerly right-of-way line of East Verona Avenue (also known as County Highway MV); Thence along said Southerly right-of-way line, S77°35'08"W, 1269.39 feet to the Southerly extension of the West line of said Lot 1; Thence along said Southerly extension and said West line, N00°08'22"E (recorded as N00°48'45"W and N00°08'55"E), 1357.27 feet to the Northwest corner of said Lot 1 and the point of beginning; Containing 1,499,538 square feet, or 34.42467 acres.



DANE COUNTY LANDS  
BADGER PRAIRIE PARK

(S89°43'00"E 1244.57')  
S88°45'32"E 1245.91'

LOT 1  
CSM NO.  
5530

PARCEL TO BE ANNEXED

BEARINGS REFERENCED TO THE  
WEST LINE OF THE NORTHWEST  
1/4 BEARING S00°48'45"E

Dated: MAY 6, 2004  
Drawn: M.A.P.  
Checked: R.L.M.  
Approved: D.V.B.  
Comp. File: U:\1998\990740

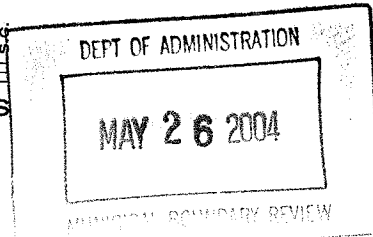
Prepared For: FRED MILLER CONSTRUCTION  
2318 VONDRON ROAD  
MADISON, WIS. 53718  
608-221-3311

EXHIBIT A

MURPHY DESMOND

L A W Y E R S

ES. MAY 25 04



Manchester Place  
2 East Mifflin Street, Suite 800  
Madison, Wisconsin 53703-4217

Mailing Address:  
P.O. Box 2038  
Madison, Wisconsin 53701-2038

Telephone (608) 257-7181  
www.murphydesmond.com

Ronald M. Trachtenberg  
Direct Line (608) 268-5575  
Facsimile (608) 257-2508  
rtrachtenberg@murphydesmond.com

26 May 2004

**HAND-DELIVERED**

Municipal Boundary Review  
Wisconsin Department of Administration  
101 E. Wilson Avenue, 10<sup>th</sup> Floor  
Madison, WI 53702

Re: Our Client: Hometown Holdings, LLC

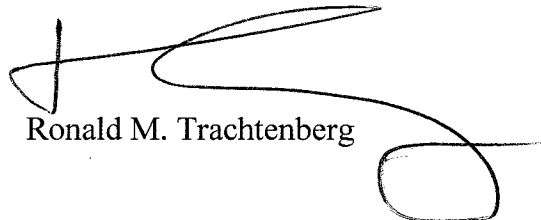
Dear Sir or Madam:

We are the attorneys for Hometown Holdings, LLC relative to annexing certain lands in the Town of Verona to the City of Verona, those lands being described and depicted on Exhibit A to the enclosed Notice of Intent to Circulate Annexation Petition by Direct Annexation.

We are enclosing a copy of said Notice of Intent to Circulate Annexation Petition by Direct Annexation pursuant to § 66.0217, Wis. Stats., as provided for in § 66.0217(4)(b), Wis. Stats.

Also enclosed is the Request for Annexation Review and our firm check in the amount of \$600. If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,



Ronald M. Trachtenberg

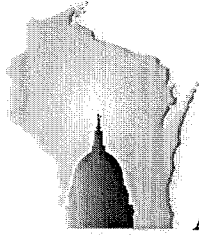
RMT:jmm

040679

Annexation lt2

Enclosure

cc: Hometown Holdings, LLC  
Attn: Mr. Bill Clemens  
Miller Construction, Inc.  
Attn: Mr. Fred Miller



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**JIM DOYLE**  
GOVERNOR

**MARC J. MAROTTA**  
SECRETARY

**Division of Intergovernmental Relations**  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
(608) 264-6102, Fax (608) 266-5519  
<http://www.doa.wi.gov/>

May 26, 2004

PETITION FILE NO. 12330

JOANN M. WAINWRIGHT, CLERK  
CITY OF VERONA  
111 LINCOLN ST  
VERONA, WI 53593

ROSE M JOHNSON, CLERK  
TOWN OF VERONA  
335 N NINE MOUND RD  
VERONA, WI 53593-1035

Subject: HOMETOWN HOLDINGS ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the Town of Verona to the City of Verona (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Our reply must be prepared within a very limited statutory deadline. Please return the questionnaire no later than June 10 so that the information can be reviewed prior to the department's statutory deadline of June 15. Direct any questions and comments to Erich Schmidtke at (608) 264-6102 or George Hall at (608) 266-0683. Thank you for your cooperation.

Enclosed please also find 2003 Wisconsin Act 317 which makes a number of changes to annexation law. In order for this annexation petition to be considered for adoption as an ordinance, the proposed annexation will be need to comply with this law.

For additional information on annexation or other land use issues, visit our web site at: <http://doa.wi.gov/>

Sincerely,

Erich Schmidtke  
erich.schmidtke@doa.state.wi.us  
(608) 264-6102

Enclosures



# CITY OF VERONA

111 Lincoln Street  
Verona, Wisconsin 53593-1520

Telephone: (608) 845-6495  
Fax: (608) 845-8613  
www.ci.verona.wi.us

## FAX TRANSMISSION

TO: Erich Schmittke  
266-5519

FROM: Larry Saeger  
City of Verona  
Voice # 608-848-9943  
Fax # 608-845-8613  
Email: larry.saeger@ci.verona.wi.us

DATE: 6/14/04

Total pages including this transmittal sheet: 2

MESSAGE: Erich - Sorry I'm tardy  
with this. Hope it helps.  
Larry

PETITION # 12330

**ANNEXATION REVIEW QUESTIONNAIRE**  
**MUNICIPAL BOUNDARY REVIEW**

1. Territory to be annexed: \_\_\_\_\_ From Town of: Verona To City/Village of: Verona

2. Area (Acres): 34.4 Approx. Equalized (full) value: Land: \$ 835,700 Improvements: \$ 1,254,100

3. Property Tax Payments **OR** Boundary Agreement (circle one)  
45.18/1000  
a. Annual town property tax on territory to be annexed: \$10,825  
b. Total that will be paid to Town (annual tax multiplied by 5 years): \$54,126  
c. Paid by: Petitioner  
City/Village (circle one)  
Other  
a. Title of boundary agreement \_\_\_\_\_  
b. Year adopted \_\_\_\_\_  
c. Participating jurisdictions \_\_\_\_\_  
d. Statutory authority (circle one)  
66.0307 66.0225 66.0301

4. Approximate present land use of territory: \_\_\_\_\_ Resident Population: \_\_\_\_\_  
Undeveloped: 60 % Residential \_\_\_\_\_ % Electors: \_\_\_\_\_  
Commercial: 40 % Recreational \_\_\_\_\_ % Total: \_\_\_\_\_  
Industrial: \_\_\_\_\_ %

5. If territory is undeveloped, what is the anticipated use?  
Commercial: 50 % Residential 50 % Other: \_\_\_\_\_  
Industrial: \_\_\_\_\_ % Recreational \_\_\_\_\_ %  
Comments: \_\_\_\_\_

6. Has a preliminary  or final \_\_\_\_\_ plat been submitted to the Plan Commission:  Yes  No Placed on the 7/6/04 agenda

7. What is the nature of land use adjacent to this territory in the city or village?  
Land to the west is a commercial park  
In the town?: To the north - Dane County Park; to the east - Badger Prairie Health Care Center; to the south - Dane County Park.

8. What are the basic service needs that precipitated the request for annexation?  
Sanitary sewer \_\_\_\_\_ Police/Fire protection \_\_\_\_\_  
Water supply  EMS \_\_\_\_\_  
Storm sewers \_\_\_\_\_ Zoning   
Other \_\_\_\_\_

PETITION # 12330

9. Is the city/village or town capable of providing needed utility services?

City/Village  Yes \_\_\_ No. Town \_\_\_ Yes  No

If yes, approximate time table for providing service:

Sanitary Sewers immediately or, write in number of years.

City/Village Currently Served

Town \_\_\_\_\_

Water Supply immediately, or, write in number of years.

3 months

\_\_\_\_\_

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)? \_\_\_ Yes  No. If yes, identify the nature of the anticipated improvements and their probable costs: \_\_\_\_\_

10. Parks and Recreation:

Total acreage: 85±

Annual park program appropriation: \$ 276,000 (2004)

Describe proximity of parks from annexation territory:

Adjacent to the north + south

11. Schools:

What school district(s) serve the territory to be annexed? Verona Area School District

12. Planning:

1. Do you have a comprehensive plan for the City/Village/Town?

If yes, when was it prepared? 1998 When Updated? 2002  Yes \_\_\_ No

Who prepared the plan? Dane County RPC

2. Annual appropriation for planning? \$ 85,000 (2004)

3. How is the annexation territory now zoned? \_\_\_\_\_

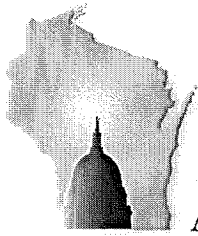
4. How will the land be zoned and used if annexed? Planned Unit Development

14. Other relevant information and comments bearing upon the public interest in the annexation:

The property is in the City's urban service area

Prepared by: Larry Sager  
Title: City Administrator  
Phone: 608-548-9948  
Date: 6/14/04

Please RETURN PROMPTLY to:  
Division of Intergovernmental Relations  
Municipal Boundary Review  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**JIM DOYLE**  
GOVERNOR

**MARC J. MAROTTA**  
SECRETARY

**Division of Intergovernmental Relations  
Municipal Boundary Review**  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
(608) 264-6102, Fax (608) 266-5519  
<http://www.doa.wi.gov/>

June 21, 2004

DOA PETITION FILE NO. 12330

JOANN M. WAINWRIGHT, CLERK  
CITY OF VERONA  
111 LINCOLN ST  
VERONA, WI 53593

ROSE M JOHNSON, CLERK  
TOWN OF VERONA  
335 N NINE MOUND RD  
VERONA, WI 53593-1035

Subject: HOMETOWN TOWN HOLDINGS ANNEXATION

The proposed annexation submitted to our office on May 26, 2004, has been reviewed and found to be in the public interest.

The subject petition is for territory that is reasonably shaped and contiguous to the City of Verona.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of state a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Secretary of State. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. The address of the Office of the Secretary of State is:

Annexations and Railroads  
Division of Government Records  
Office of the Secretary of State  
P.O. Box 7848  
Madison, WI 53707-7848

Please call me at (608) 266-0683, should you have any questions concerning this annexation review letter. I am enclosing a copy of Act 317, as this legislation may affect the passage of any annexation ordinance.

Sincerely,



George Hall  
Municipal Boundary Review

MURPHY DESMOND'S

L A W Y E R S

United States Postal Service  
**REGISTERED MAIL**



RR 794 998 074 US

Label 200 July 1999

(102595) 99-M-1904



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53702

U.S. POSTAGE  
PAID  
MADISON, WI  
53703-04  
AMOUNT  
**\$0.00**  
00060260-27

**VIA REGISTERED MAIL**

**RETURN RECEIPT REQUESTED**

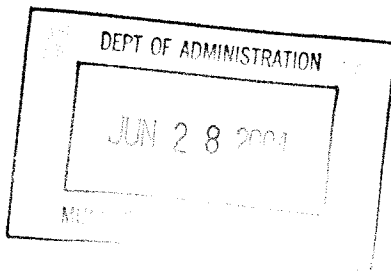
MUNICIPAL BOUNDARY REVIEW  
WI DEPARTMENT OF ADMINISTRATION  
101 E. WILSON AVENUE, 10<sup>TH</sup> FLOOR  
MADISON, WI 53702



JUN 28 04  
DHIR

**MURPHY DESMOND** S.C.

L A W Y E R S



25 June 2004

**Manchester Place**  
2 East Mifflin Street, Suite 800  
Madison, Wisconsin 53703-4217

**Mailing Address:**  
P.O. Box 2038  
Madison, Wisconsin 53701-2038

**Telephone** (608) 257-7181  
www.murphydesmond.com

Ronald M. Trachtenberg  
Direct Line (608) 268-5575  
Facsimile (608) 257-2508  
rtrachtenberg@murphydesmond.com

**VIA REGISTERED MAIL - RETURN RECEIPT REQUESTED**

Town Clerk  
Town of Verona  
335 North Nine Mound Road  
Verona, WI 53593-1035

Municipal Boundary Review  
Department of Administration  
State of Wisconsin  
Post Office Box 1645  
Madison, WI 53701-1645

Clerk  
Verona Area School District  
700 North Main Street  
Verona, WI 53593

Re: Annexation of Hometown Village Parcel  
(from Town of Verona to City of Verona)

Dear Sir or Madam:

Enclosed herewith is a copy of the Petition for Annexation of Lands to the City of Verona by Direct Annexation relative to the above referenced matter.

We previously provided to each of you a copy of the Notice of Intent to Circulate Annexation Petition by Direct Annexation and have previously provided to the Wisconsin Department of Administration the request for annexation review.

If there are any questions, please do not hesitate to contact the undersigned.

Very truly yours,

  
Ronald M. Trachtenberg

RMT:srp  
040679

town clerk et al 062504

Enclosure

cc: Miller Construction, Inc.  
Attn.: Mr. Fred Miller (w/enc.)  
Mr. Bill Clemens (w/enc.)  
Attorney Steven A. Brezinski (w/enc.)  
City of Verona  
Attn.: Mr. Bruce Sylvester, City Planner (w/enc.)

COPY

DEPT OF ADMINISTRATION  
JUN 28 2004  
MUNICIPAL BOUNDARY REVIEW

**PETITION FOR ANNEXATION OF LANDS  
TO THE CITY OF VERONA  
BY DIRECT ANNEXATION**

JUN 25 2004

CITY OF VERONA

To: City of Verona, a Wisconsin municipal corporation

*CB*

Pursuant to Section 66.0217 (3) (a), Wis. Stats., we, the undersigned, constituting qualified electors residing in the territory (lands) subject to the proposed annexation as described in Exhibit A attached hereto at least equal to the majority of votes cast for governor in said territory (lands) at the last gubernatorial election and being the owner(s) of at least one-half of the real property in area in the territory (lands) subject to the proposed annexation as described in Exhibit A attached hereto, petition for annexation of the territory (lands) described in said Exhibit A from the Town of Verona, Dane County, Wisconsin, to the City of Verona, Dane County, Wisconsin.

The territory (lands) have a population of forty-four (44).

Said territory is contiguous to the City of Verona.

Attached as Exhibit A to this Petition and made part hereof is a scale map showing the boundaries of such territory (lands) and the relation of the territory (lands) to the Town of Verona and to the City of Verona.

Hometown Holdings, LLC, Sole Owner

Date: 6-11-04

Bill Clemens  
Bill Clemens, Authorized Member

Date: 6-11-04

Thomas D. Loy  
Elector

Date: 6-11-04

Tom Page  
Elector

Date: 6-11-04

Fr. Joseph Brickl  
Elector

Date: 6-11-04

Sherrill J. Nelson  
Elector

Date: 6-11-04

Jan Carolyn  
Elector

DEPT OF ADMINISTRATION  
JUN 28 2004  
MUNICIPAL BOUNDARY REVIEW

Date: 6-11-04

Arden White  
Elector

Date: 6-11-04

FAY GARD  
Elector

Date: 6-11-04

Robert Tierney  
Elector

Date: 6-11-04

Julie Eby  
Elector

Date: 6-11-04

David Mangan  
Elector

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

\_\_\_\_\_  
Elector

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

\_\_\_\_\_  
Elector

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

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Elector

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Elector

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Elector

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Elector

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Elector

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

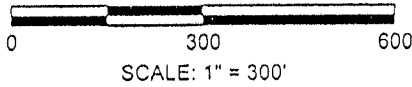
\_\_\_\_\_  
Elector



**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# ANNEXATION MAP



DEPT OF ADMINISTRATION

JUN 28 2004

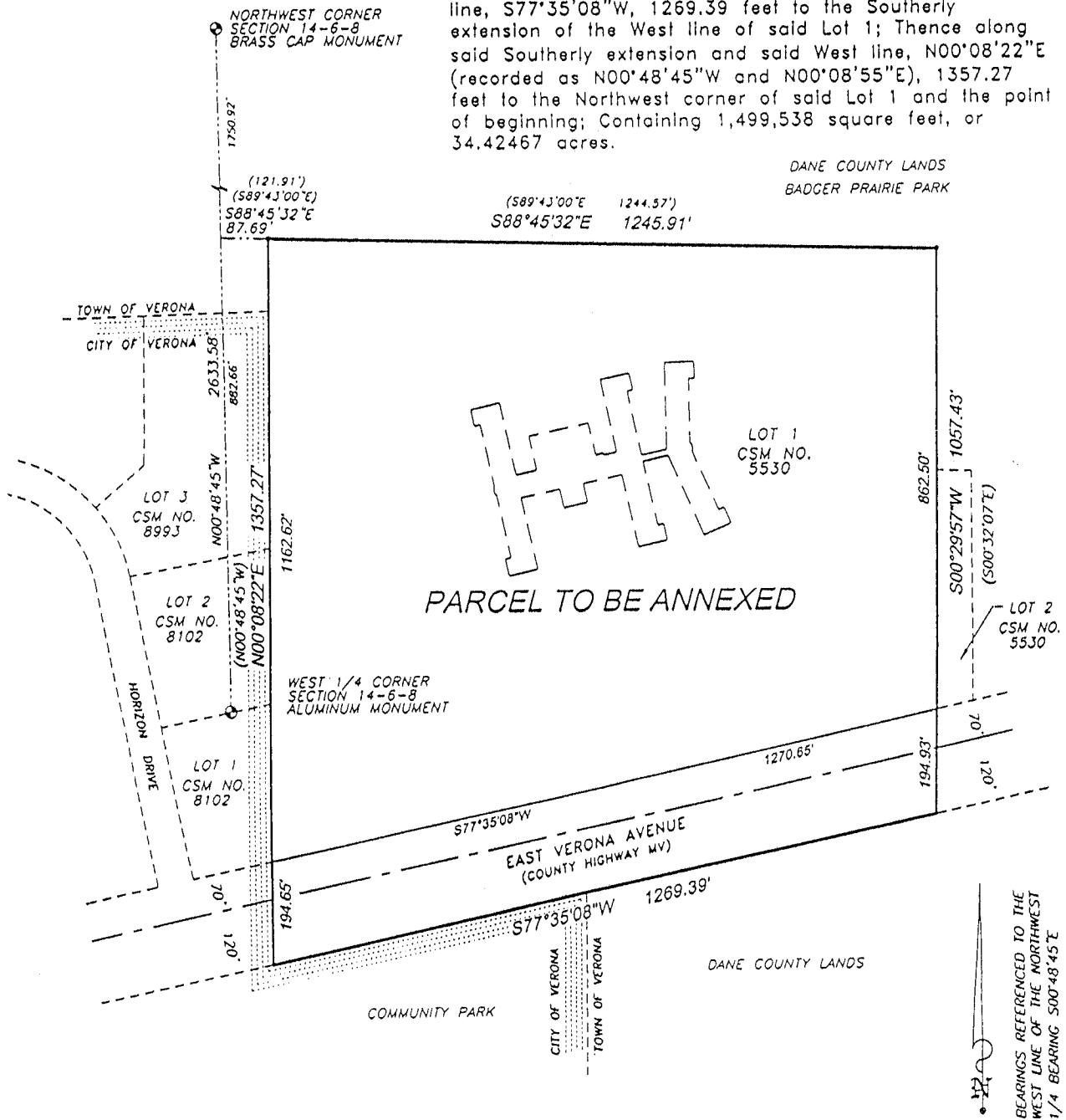
MUNICIPAL BOUNDARY REVIEW

## Annexation Description:

Lot 1, Certified Survey Map No. 5530, and part of the Northwest 1/4 of the Southwest 1/4 of Section 14, T6N, R8E, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West 1/4 Corner of said Section 14; Thence along the West line of the Northwest 1/4 of said Section 14, N00°48'45"W (recorded as N00°08'55"E), 882.66 feet; Thence S88°45'32"E, 87.69 feet (recorded as S89°43'00"E, 121.91 feet) to the Northwest corner of said Certified Survey Map No. 5530 and the point of beginning; Thence continuing S88°45'32"E (recorded as S89°43'00"E) along the North line of said Lot 1, 1245.91 feet (recorded as 1244.57 feet) to the Northeast corner thereof; Thence along the East line of said Lot 1 and its Southerly extension, S00°29'57"W (recorded as S00°32'07"E), 1057.43 feet to the Southerly right-of-way line of East Verona Avenue (also known as County Highway MV); Thence along said Southerly right-of-way line, S77°35'08"W, 1269.39 feet to the Southerly extension of the West line of said Lot 1; Thence along said Southerly extension and said West line, N00°08'22"E (recorded as N00°48'45"W and N00°08'55"E), 1357.27 feet to the Northwest corner of said Lot 1 and the point of beginning; Containing 1,499,538 square feet, or 34.42467 acres.

DANE COUNTY LANDS  
BADGER PRAIRIE PARK



PARCEL TO BE ANNEXED

LOT 1  
CSM NO.  
5530

BEARINGS REFERENCED TO THE  
WEST LINE OF THE NORTHWEST  
1/4 BEARING S00°48'45"E

Dated: MAY 6, 2004

Drawn: M.A.P.

Checked: R.L.M.

Approved: D.V.B.

Comp. File: U:\1998\990740

Prepared For: FRED MILLER CONSTRUCTION  
2318 VONDRON ROAD  
MADISON, WIS. 53718  
608-221-3311

EXHIBIT A

Office Map No. 040424-ANNEX