

Request for Annexation Review

Wisconsin Department of Administration

Division of Intergovernmental Relations
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

608-266-0683 Fax: 608-267-6917
George.Hall@doa.state.wi.us

Petitioner's Name and Address

T4 Enterprises, LLC

2522 Rinden Rd.

Stoughton, WI 53589

Office use only:

DEPT OF ADMINISTRATION

AUG 15 2005

MUNICIPAL BOUNDARY REVIEW

1. Town where property is located: Town of Dunkirk
2. Petitioned City or Village: City of Stoughton
3. County where property is located: Dane
4. Population of the territory to be annexed: 0
5. Area (in acres) of the territory to be annexed: 3.339 Acres
6. Tax parcel number(s) of territory to be annexed:
0511-072-8545-7; 0511-072-8535-9; 0511-072-8525-1

Petitioner's phone #

(608) 242-8118

Town Clerk's phone #

(608) 8739177

City/Village Clerk's phone #

(608) 873-6677

Contact Information if different than petitioner:

Representative's Name and Address:

Steve and Tara Forrer

2522 Rinden Road

Stoughton, WI 53589

Phone 608-242-8118

E-mail taraw@chorus.net

Surveyor or Engineering Firm's Name and Address:

Keith Watkins, RLS
TopLine Survey, LLC
6 S Midvale Blvd
Madison, WI 53705

Phone: (608) 236-9973

E-mail: keith@toplinesurvey.com

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 ☒

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 acreage fee

Initial Filing Fee* \$200 \$200.00

*NOTE: The \$200 initial filing fee is required with the first submittal of the petition, only.

Acreage Fee \$300.00

Less than 2 acres.....	\$200
2.01 to 10 acres.....	\$300
10.01 to 50 acres.....	\$400
50.01 to 100 acres.....	\$500
100.01 to 200 acres.....	\$700
200.01 to 500 acres.....	\$1000
Over 500 acres.....	\$2000

TOTAL FEE DUE (Add the Filing Fee to the Acreage Fee)..... \$500.00

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

T 4 ENTERPRISES LLC 2522 RINDEN RD. STOUGHTON, WI 53589		79-7108/2759 0918007267	2176
DATE <u>8/15/05</u>			
PAY TO THE ORDER OF <u>Department of Administration</u>		<u>\$500.00</u>	
<u>Five Hundred and NO/100</u>		DOLLARS	
AnchorBank MADISON, WI 53703 www.anchorbank.com		<u>Nara Benson-Fores</u>	
MEMO			
⑆275971087⑆ ⑈09⑈18007267⑈ 2176			

Office use only:

Date that petition and fee was received _____ Amount \$ _____

Time limit expires _____ Assigned file number _____

BY:

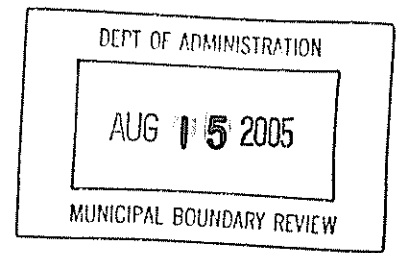
Questionnaire sent to:

Town of _____ City/Village of _____

County Notification

DATE

2522 Rinden Rd.
Stoughton, WI 53589



Luann Alme, Clerk
City of Stoughton
381 E. Main St.
Stoughton, WI 53589

Virginia Skjolaas, Clerk
Town of Dunkirk
4156 Cty Tk N
Stoughton, WI 53589

Ruth Fortney, Clerk
Stoughton School District
320 North Street
Stoughton, WI 53589

Mr. George Hall
Municipal Boundary Review
Office of Land Information Services
Wisconsin Department of Administration
P.O. Box 1645
Madison, WI 53701-1645

Re: Annexation- Parcels at McComb Road, Stoughton, WI

Ladies/Gentlemen:

Enclosed to each of you please find a copy of a petition for direct annexation of territory in the Town of Dunkirk to the City of Stoughton, pursuant to Chapter 66, Wisconsin Statutes. Also enclosed is a scale map of the real estate which is located in the Town of Dunkirk, Dane County, Wisconsin. The petition contains the signatures of the sole owners of the property within the territory.

At this time I am also submitting to the Department of Administration a completed "Request for Annexation Review" form and check payable to the Department of Administration totaling \$500.00 for the filing and review fees.

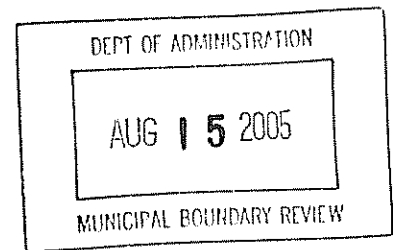
Sincerely,



Tara Forrer

Enclosures

PETITION FOR ANNEXATION



The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Dunkirk, Dane County, Wisconsin, lying contiguous to the City of Stoughton, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Stoughton, Dane County, Wisconsin.


A parcel of land located in the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Seven (7), Township Five North (T5N), Range Eleven East (R11E), Town of Dunkirk, Dane County, Wisconsin, more fully described as follows:

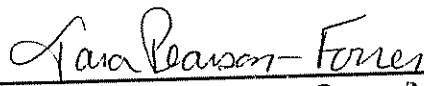
Commencing at the Northwest corner of said Section Seven (7); thence along the North line of the Northwest Quarter (NW ¼) of said Section Seven (7), North 87°00'51" East, 667.59 feet to the Northwest corner of the East Half (E ½) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Seven (7), said point being the point of beginning; thence continuing along said North line of the Northwest Quarter (NW ¼), North 87°00'51" East, 458.30 feet to the northerly elongation of the westerly right of way of Hoel Avenue; thence along said northerly elongation, and along said westerly right of way, South 00°28'19" East, 313.80 feet a northeasterly corner of Lot 1 of Certified Survey Map No. 6509; thence along a northerly line of said Lot 1, South 86°55'33" West, 107.09 feet to a northwesterly corner of said Lot 1; thence along a westerly line of said Lot 1, South 00°19'02" East, 9.63 feet to an interior corner of said Lot 1; thence along a northerly line of said Lot 1, South 87°01'59" West, 185.44 feet to an interior corner of said Lot 1, thence along an easterly line of said Lot 1, North 00°59'43" West, 10.01 feet to a northeasterly corner of said Lot 1; thence along a northerly line of said Lot 1, South 86°54'22" West, 165.41 feet to a northwesterly corner of said Lot 1; thence along the West line of the East Half (E ½) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Seven (7), North 00°31'11" West, 313.82 feet to the point of beginning.

Said parcel contains 145,433 square feet (3.339 acres)

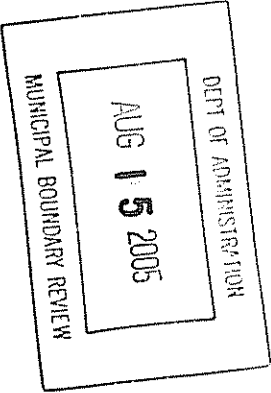
There are no persons residing in the territory.

Dated this 15 day of August, 2005

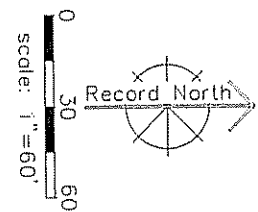
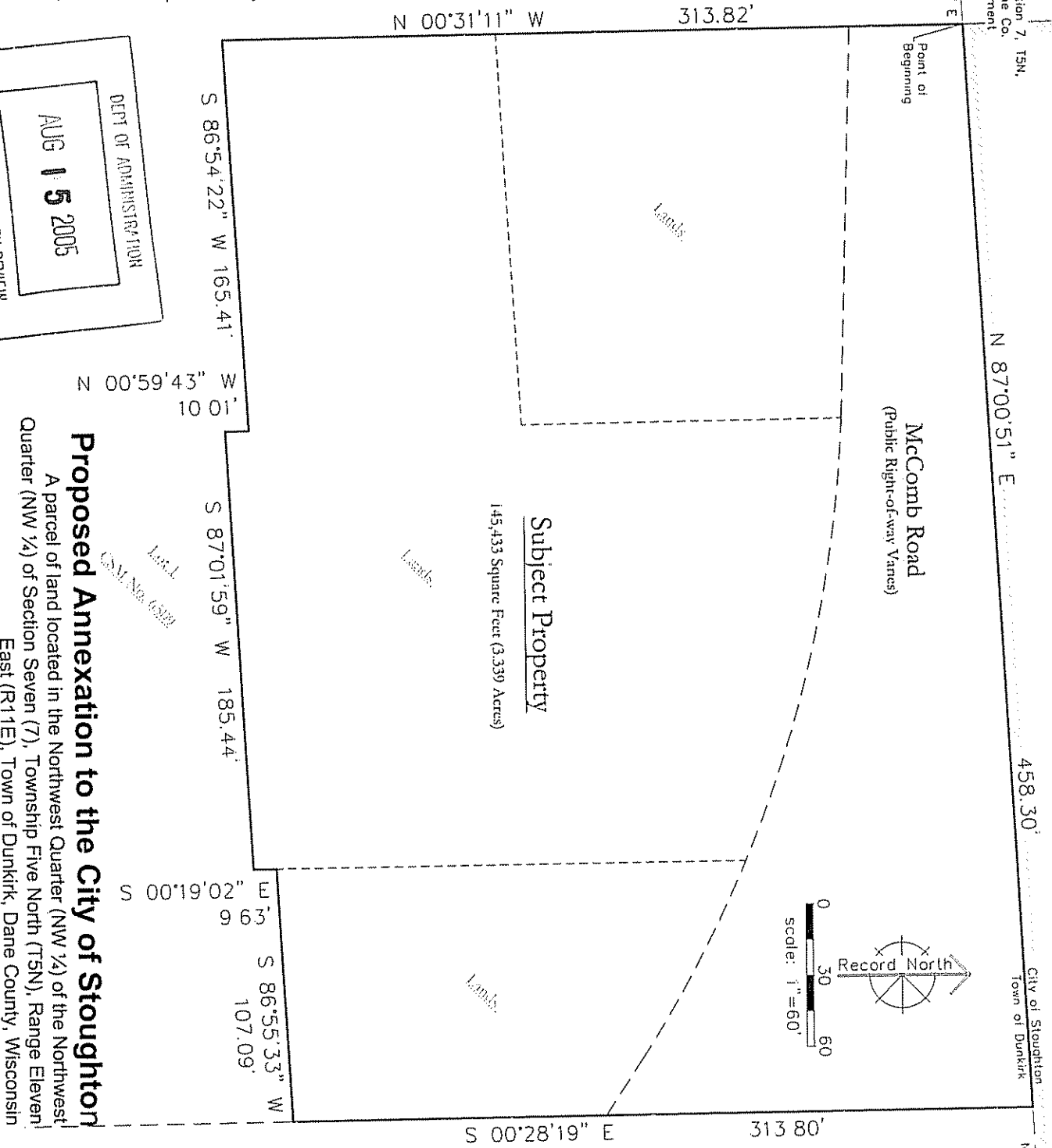

Stephen L. Forrer Owner/Member
T4 Enterprises, LLC
2522 Rinden Rd.
Stoughton, WI 53589


Tara Pearson-Forrer Owner/Member
T4 Enterprises, LLC
2522 Rinden Rd.
Stoughton, WI 53589

Lot 2 CSM No. 4652



NW Corner, Section 7, 15N,
 R11E, Iound Dane Co.
 Aluminum Monument
 N 87°00'51" E
 667.59'



Proposed Annexation to the City of Stoughton
 A parcel of land located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Seven (7), Township Five North (T5N), Range Eleven East (R11E), Town of Dunkirk, Dane County, Wisconsin



JIM DOYLE
GOVERNOR

MARC J. MAROTTA
SECRETARY

Division of Intergovernmental Relations
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001
(608) 264-6102, Fax (608) 267-6917
<http://www.doa.wi.gov/>

August 16, 2005

PETITION FILE NO. 12683

JUDY A KINNING, CLERK
CITY OF STOUGHTON
381 E MAIN ST
STOUGHTON, WI 53589-1724

DON HEILIGER, CLERK
TOWN OF DUNKIRK
654 COUNTY RD N
STOUGHTON, WI 53589

Subject: T4 ENTERPRISES LLC 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 Dunkirk to the City of Stoughton (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.

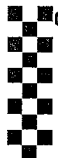
Our reply must be prepared within a very limited statutory deadline. Please return the questionnaire no later than September 1, 2005 so that the information can be reviewed prior to the department's statutory deadline of September 6, 2005. Direct any questions and comments to Erich Schmidtke at (608) 264-6102 or George Hall at (608) 266-0683. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at www.doa.wi.gov and type 'annexation' in the search box.

Sincerely,

Erich Schmidtke

Enclosures



PETITION # 12683

ANNEXATION REVIEW QUESTIONNAIRE

MUNICIPAL BOUNDARY REVIEW

1. Territory to be annexed: T4 Enterprises LLC Annexation	From Town of: Dunkirk	To City/Village of: City of Stoughton
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2. Area (Acres): 3.339 acres approx. Equalized (full) value: Land:\$80,000 Improvements:\$189,300

3. Property Tax Payments	OR	Boundary Agreement (circle one)
a. Annual town property tax on territory to be annexed: <u>\$603.71</u>		a. Title of boundary agreement _____
b. Total that will be paid to Town (annual tax multiplied by 5 years): <u>\$3,018.55</u>		b. Year adopted _____
c. Paid by: Petitioner City/Village (circle one) Other _____		c. Participating jurisdictions _____
		d. Statutory authority (circle one) 66.0307 66.0225 66.0301

4. Approximate present land use of territory:	Resident Population:	
Undeveloped: <u>0</u> %	Residential <u>89</u> %	Electors: <u>0</u>
Commercial: <u>11</u> %	Recreational _____ %	Total: <u>0</u>
Industrial: _____ %		

5. If territory is undeveloped, what is the **anticipated** use?

Commercial: <u>50</u> %	Residential <u>50</u> %	Other: <u>0</u>
Industrial: <u>0</u> %	Recreational <u>0</u> %	

Comments: The City anticipates a request to use this parcel for a combination of commercial and residential uses.

6. Has a preliminary ___ or final ___ plat been submitted to the Plan Commission: ___ Yes X No

7. What is the **nature of land use adjacent** to this territory in the city or village?
There is commercially zoned property to the east and north of this parcel.

In the town? There are residential properties to the west of this property and commercial uses adjacent to the site to the south.

8. What are the basic service needs that precipitated the request for annexation?

Sanitary sewer <u>x</u>	Police/Fire protection _____
Water supply <u>x</u>	EMS _____
Storm sewers <u>x</u>	Zoning <u>x</u>
Other _____	

PETITION # 12610

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

City/Village X Yes ___ No.Town ___ Yes X No

If yes, approximate time table for providing service:

Sanitary Sewers immediately
or, write in number of years.

City/Village

X

Town

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

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: The property owner will be required to extend sewer and water services to the property at their expense. This area is anticipated for future City development.

10. Parks and Recreation:

Total acreage: Unknown at this time Annual park program appropriation: \$ _____

Describe proximity of parks from annexation territory: There is a City owned park approximately 1700 feet to the south west of this parcel.

11. Schools:

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

12. Planning:

1. Do you have a comprehensive plan for the City/Village/Town? X Yes ___ NoIf yes, when was it prepared? 2005 When Updated? May 31, 2005Who prepared the plan? City of Stoughton w/ assistance from Vandewalle Associates.

2. Annual appropriation for planning? \$ _____

3. How is the annexation territory now zoned? Under County Zoning4. How will the land be zoned and used if annexed? The City anticipates this property to be used for a mixed use facility with commercial/retail on the lower elevation and residential on the upper floors.

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

Prepared by: Rodney Scheel
Title: Director of Planning & Development
Phone: 608-873-6619
Date: August 25, 2005

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001
(608) 264-6102 (608) 267-6917 FAX
crich.schmidtke@doa.state.wi.us EMAIL

FAX COVER SHEET

TOWN OF DUNKIRK
654 CTH N
STOUGHTON, WI. 53589

DANE COUNTY
(608) 873-9177
FAX (608) 877-5815

SEND TO		From	
Municipal Board		Virginia L. Skjolaas, Clerk	
Attention Ernest Schmidt		To Town of Dunkirk	
Office location 101 E Wilson St.		654 CTH N	
Fax number (608) 267-6917		Stoughton, WI 53589	
		Phone number (608) 873-9177	

☐ Urgent
 ☐ Reply ASAP
 ☐ Please comment
 ☐ Please review
 ☒ For your information

Total pages, including cover: _____

COMMENTS

Attached is the Questionnaire for the
Annexation of Lot 12683 completed by
Don Haggstad, Town Board.

PETITION # 12683

ANNEXATION REVIEW QUESTIONNAIRE
MUNICIPAL BOUNDARY REVIEW

1. Territory to be annexed: _____ From Town of: DUNKIRK To City/Village of: STOUGHTON, VT

2. Area (Acres): 3.339 Approx. Equalized (full) value: Land:\$ 80000. Improvements:\$ 189,300

3. Property Tax Payments **OR** Boundary Agreement (circle one)

<p>a. Annual town property tax on territory to be annexed: _____</p> <p>b. Total that will be paid to Town (annual tax multiplied by 5 years): _____</p> <p>c. Paid by: Petitioner City/Village (circle one) Other _____</p>	<p>a. Title of boundary agreement _____</p> <p>b. Year adopted _____</p> <p>c. Participating jurisdictions _____</p> <p>d. Statutory authority (circle one) 66.0307 66.0225 66.0301</p>
--	---

4. Approximate **present land use** of territory: _____ Resident Population: _____

Undeveloped: _____ %	Residential <u>90</u> %	Electors: _____
Commercial: <u>10</u> %	Recreational _____ %	Total: _____
Industrial: _____ %		

5. If territory is undeveloped, what is the **anticipated use**?

Commercial: _____ %	Residential _____ %	Other: _____
Industrial: _____ %	Recreational _____ %	

Comments: UNKNOWN

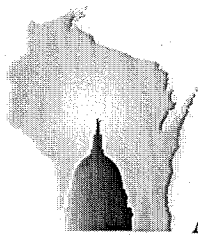
6. Has a preliminary ___ or final ___ plat been submitted to the Plan Commission: ___ Yes ___ No

7. What is the **nature of land use adjacent** to this territory in the city or village?:
Commercial

In the town?: _____

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 <u>UNKNOWN</u>	



WISCONSIN DEPARTMENT OF
ADMINISTRATION

JIM DOYLE
GOVERNOR

MARC J. MAROTTA
SECRETARY

Division of Intergovernmental Relations
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001
(608) 264-6102, Fax (608) 267-6917
<http://www.doa.wi.gov/>

September 6, 2005

DOA PETITION FILE NO. 12683

JUDY A KINNING, CLERK
CITY OF STOUGHTON
381 E MAIN ST
STOUGHTON, WI 53589-1724

DON HEILIGER, CLERK
TOWN OF DUNKIRK
654 COUNTY RD N
STOUGHTON, WI 53589

Subject: T4 ENTERPRISES LLC ANNEXATION

The proposed annexation submitted to our office on August 15, 2005, 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 Stoughton. The city can immediately provide municipal services to the subject parcel.

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

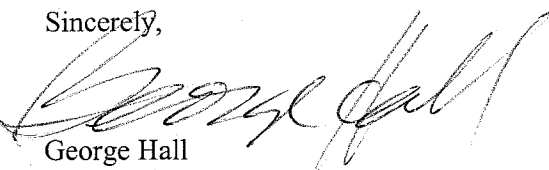
"The clerk of a city or village which has annexed shall file immediately with the secretary of state a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with 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. **Please also include the MBR number with your ordinance as this assists with record keeping. Your MBR number is: 12683**
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

Cc: Steve and Tara Forrer

PETITION # 12683

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

Town

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

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: _____

Annual park program appropriation: \$ _____

Describe proximity of parks from annexation territory: _____

11. Schools:

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

12. Planning:

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

☐ Yes ☐ No

If yes, when was it prepared? _____

When Updated? _____

Who prepared the plan? _____

2. Annual appropriation for planning? \$ _____

3. How is the annexation territory now zoned? _____

4. How will the land be zoned and used if annexed? _____

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

Prepared by: Donald J. HeagstadTitle: AssistantPhone: 873-9177Date: Sept 8, 2005Please **RETURN PROMPTLY** to:

Municipal Boundary Review

101 E. Wilson Street, 10th Floor

Madison, WI 53702-0001

(608) 264-6102 (608) 267-6917 FAX

erich.schmidtke@doa.state.wi.us EMAIL