

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
<http://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **VERONA HOTEL GROUP LLC**

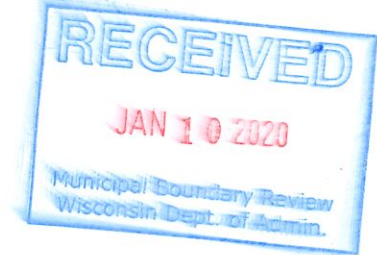
Address: **230 HORIZON DR**

SUITE 102B

VERONA, WI 53593

Email: **LEE@FISCHLCONSTRUCTION.COM**

Office use only:



1. Town where property is located: **VERONA**

2. Petitioned City or Village: **VERONA**

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: **0.224**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **062/0608-164-9820-0**

Petitioners phone:

Town clerk's phone:
608-845-7187

City/Village clerk's phone:
608-848-9947

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:
AECOM

RODERICK STEEGE, PLS

1350 DEMING WAY, SUITE 100

MIDDLETON, WI 53562

Phone: **608 828 8163**

E-mail:

Phone:

E-mail:

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

- Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or,
 - OR
 - Direct by one-half approval per s. 66.0217 (3)
- Check or money order covering review fee [see next page for fee calculation]

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 review fee

\$200 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$200 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

\$400 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

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**

Shaded Area for Office Use Only

Date fee received: 1-10-20

Payee: City of Verona

Check Number: 118765

Check Date: 12-30-20

Amount: \$400.00

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 adjoiningers 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

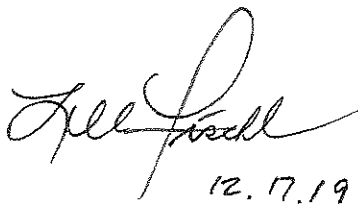
- The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).
- If the lands 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 Annexation

Now comes the undersigned, pursuant to Wisconsin Statutes 66.0217(2) and petitions the City of Verona, Dane County, and the State of Wisconsin as follows:

1. The undersigned are all the owners/purchasers of all of the real property described in the attached map.
2. The undersigned hereby petition and request the territory described in the attached map be directly annexed to the City of Verona, Dane County, State of Wisconsin.
3. Undersigned further petition and request that an annexation Ordinance for the annexation of the above described territory be enacted by the governing body of the City of Verona, Dane County, State of Wisconsin in accordance with the Wisconsin Statute Section 66.0214, forthwith.
4. A scale map of the property to be annexed showing the boundaries of such territory and the relation to the municipality to which annexation is requested, is attached hereto and incorporated by reference in this petition.
5. The current population of the territory to be annexed is zero (0).
6. The undersigned further petitions that upon annexation the territory so annexed as "Urban Commercial".
7. The undersigned state and affirm their unanimous approval of the proposed annexation.



12.17.19

Lee Fischl, Verona Hotel Group, LLC

ANNEXATION DESCRIPTION

BEING PART OF 515 W. VERONA AVENUE.

**LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN**

Commencing at the Southeast corner of Section 16, Township 6 North, Range 8 East;

Thence N 1°14'26" W, 3.21 feet;

Thence N 88°45'34" W, 405.93 feet;

Thence N 1°14'26" W, 12.81 feet;

Thence N89°37'27" W, 257.39 feet;

Thence N 1°14'26" W, 221.50 feet;

Thence N 56°42'26" W, 17.00 feet to the southerly right of way of Half Mile Road and the Point of Beginning;

Thence N22°10'26" W, 25.97 feet;

Thence N 43°06'19" E, 16.91 feet;

Thence N 67°40'11" E, 288.04 feet;

Thence S1°14'26" E, 35.37 feet;

Thence S67°40'11" W, 290.76 feet to the Point of Beginning.

Containing 0.224 acres, 9750 square feet, more or less.

Intending to include all lands of the Town of Verona located within the parcel at 515 W. Verona Ave.

EXHIBIT "A"

PART OF 515 W. VERONA AVENUE TO BE ANNEXED TO THE CITY OF VERONA.
 LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4,
 SECTION 16, TOWN 6 NORTH, RANGE 8 EAST.
 TOWN OF VEROINA, DANE COUNTY, WIASONSIN

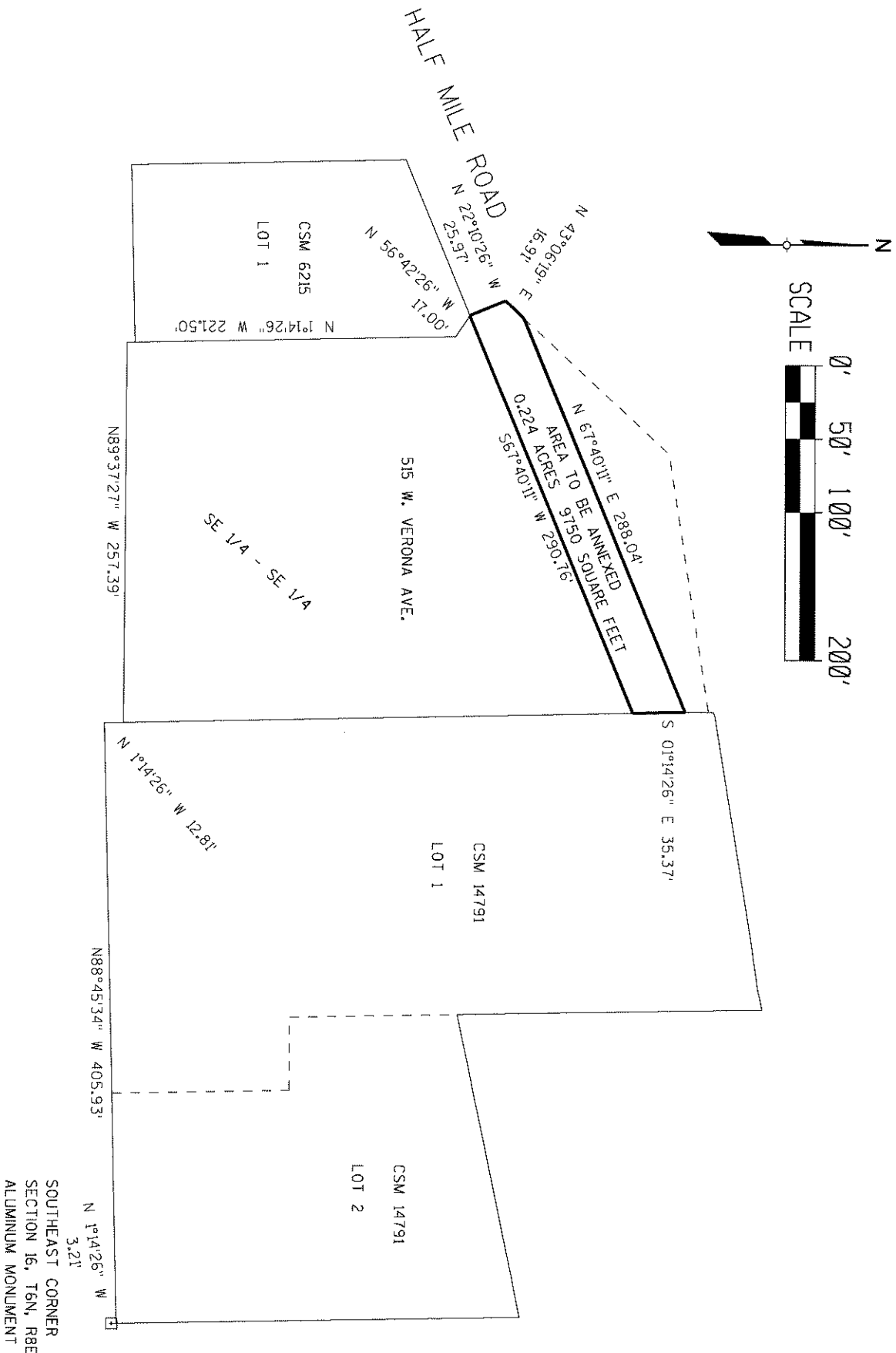
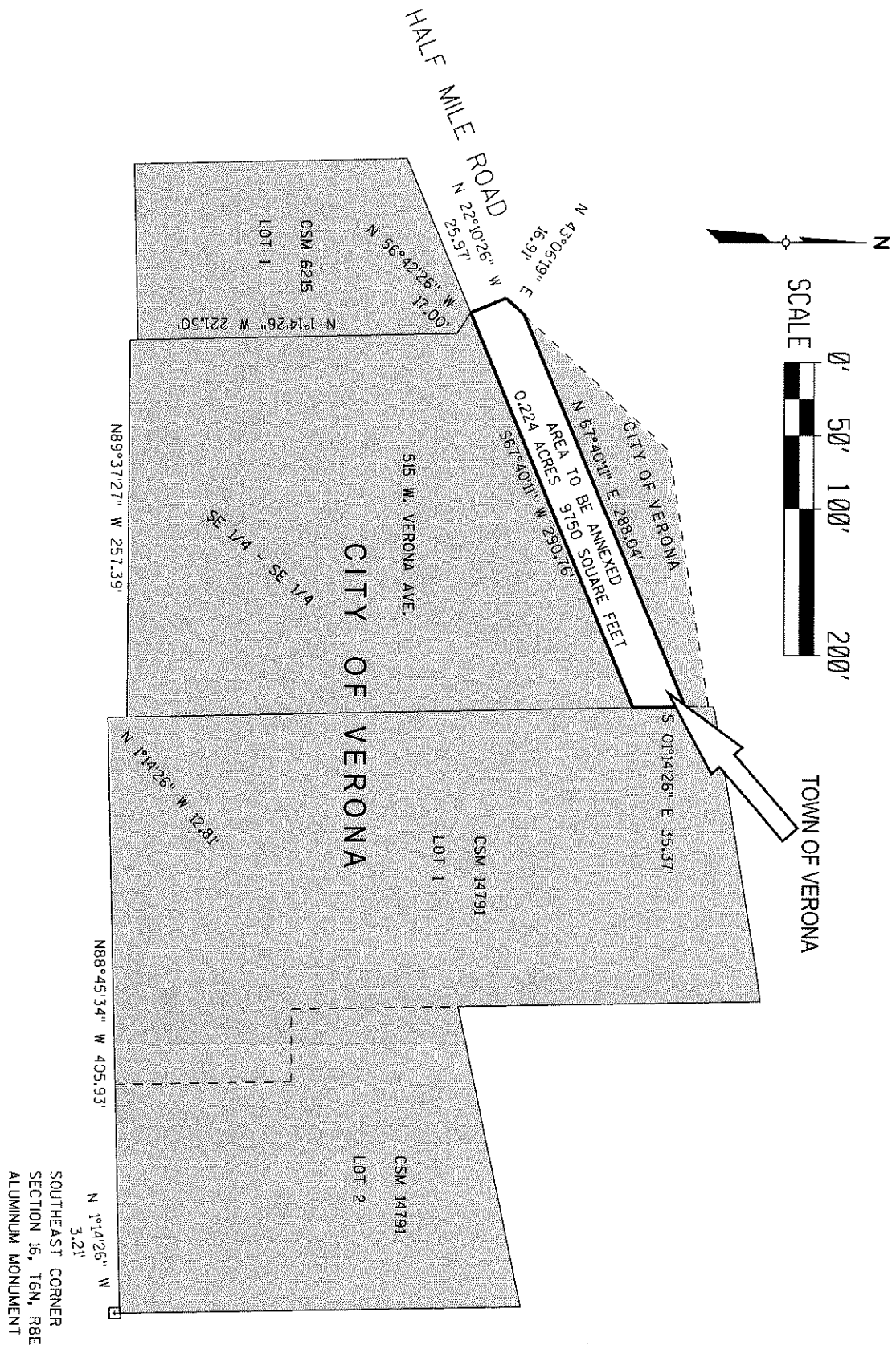


EXHIBIT "B"

PART OF 515 W. VERONA AVENUE TO BE ANNEXED TO THE CITY OF VERONA.
 LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4,
 SECTION 16, TOWN 6 NORTH, RANGE 8 EAST.
 TOWN OF VEROINA, DANE COUNTY, WIASONSIN



Annexation Review Questionnaire

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
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Verona Hotel Group LLC**

Petition Number: **14283**

1. Territory to be annexed: From **TOWN OF VERONA** To **CITY OF VERONA**

2. Area (Acres): 0.224

3. Pick one: Property Tax Payments

OR Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 195.65

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 978.25

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: Petitioner City Village

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: Electors: 0 Total: 0

5. Approximate **present land use** of territory:

Residential: _____% Recreational: _____% Commercial: 100% Industrial: _____%

Undeveloped: _____%

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

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

Other: _____%

Comments: _____

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

Plat Name: _____

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

Commercial and industrial

In the town?: N/A Property is surrounded by the City

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

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other: No needs as it is already serviced. This is correcting a mapping error.

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

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
or, write in number of years. _____ _____

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: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No

Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? Heavy Commercial (HC)

c. How will the land be zoned and used if annexed? Urban Commercial (UC) and will continue to have a hotel

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

This is a mapping error that will be corrected with this annexation. There is an existing hotel that is in the City and the Town.

Prepared by: Town City Village

Name: Katherine Holt

Email: Katherine.Holt@ci.verona.wi.us

Phone: 608-845-0909

Date: January 10, 2020

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

Annexation Review Questionnaire

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
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Verona Hotel Group LLC**

Petition Number: **14283**

1. Territory to be annexed: From **TOWN OF VERONA** To **CITY OF VERONA**

2. Area (Acres): **0.224**

3. Pick one: Property Tax Payments OR Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ **3,440.26**

a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): \$ **17,201.29**

b. Year adopted _____

c. Paid by: Petitioner City Village

c. Participating jurisdictions _____

Other: _____

d. Statutory authority (pick one)
 s.66.0307 s.66.0225 s.66.0301

4. Resident Population: **0** Electors: **0** Total: **0**

5. Approximate present land use of territory:
Residential: _____% Recreational: _____% Commercial: **100** % Industrial: _____%
Undeveloped: _____%

6. If territory is undeveloped, what is the anticipated use?
Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%
Other: _____%

Comments: _____

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

Plat Name: _____

8. What is the nature of land use adjacent to this territory in the city or village?

Commercial

In the town?: **There is no other Town property adjacent**

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

- Sanitary sewer Water supply Storm sewers
 Police/Fire protection EMS Zoning

Other **This parcel was missed by City of Verona Annexation**

Ordinance 06-720 and Ordinance 08-753.
The assessor's notes from 2/26/2013 as entered by Paul Musser in Market Drive indicate the following:
"this lot is a vacante [sic] half mile rd. It is surrounded by the city of verona and is 33X290. Part of a 3 story hotel sits on this lot. This hotel is assessed in the city."
The Town has not been compensated for the portion of the hotel on this property.

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

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
or, write in number of years. _____

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: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No

Is this annexation consistent with your comprehensive plan? Yes No

It is consistent with the City & Town of Verona Boundary Agreement

b. How is the annexation territory now zoned? Heavy Commercial District

c. How will the land be zoned and used if annexed? Heavy Commercial District

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

Prepared by: Town City Village

Name: John Wright

Email: jwright@town.verona.wi.us

Phone: (608) 807-4466

Date: 1/17/2020

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
 TOWN OF VERONA
 DANE COUNTY

VERONA HOTEL GROUP LLC
 230 HORIZON DR STE 102B
 VERONA WI 53593

BILL NUMBER: 620598

IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 4339988 3107751 3107750 3107749 ACRES: 0.220
 SEC 16, T 06 N, R 08 E, SE¼ of SE¼
 PLAT: MB-METES AND BOUNDS
 SEC 16-6-8 PRT SE1/4SE1/4 LOCATED FROM A
 HIGHWAY REF LINE DESCR AS COM AT A PT ON E LN
 SEC 16 509.2 FT NLY OF SE COR TH S70DEG44'W
 MAGNETIC 96.3 FT TO A PT OF INTERSECTION TH...

Parcel #: 0608-164-9820-0
 Alt. Parcel #:

Property Address:

Assessed Value Land 60,000	Ass'd. Value Improvements	Total Assessed Value 60,000	Ave. Assmt. Ratio 0.9986	Net Assessed Value Rate (Does NOT reflect credits)	0.018225571
Est. Fair Mkt. Land 60,100	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 60,100	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$ 121.90
Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
DANE COUNTY	51,422	57,037	218.06	199.51	-8.5%
TOWN OF VERONA	185,981	208,091	215.53	195.65	-9.2%
VERONA SCHOOL DIST	1,798,656	1,977,714	688.47	645.31	-6.3%
MADISON TECH COLLEGE	283,917	295,173	58.57	53.07	-9.4%
Total	2,319,976	2,538,015	1,180.63	1,093.54	-7.4%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		1,180.63	1,093.54	-7.4%

Make Check Payable to: TOWN OF VERONA JOHN WRIGHT TREASURER 7669 COUNTY HIGHWAY PD VERONA WI 53593	Full Payment Due On or Before January 31, 2020 \$1,093.54	Net Property Tax 1,093.54
	Or First Installment Due On or Before January 31, 2020 \$546.77	
And Second Installment Payment Payable To DANE COUNTY TREASURER T ADAM GALLAGHER PO BOX 1299 MADISON WI 53701-1299	And Second Installment Due On or Before July 31, 2020 \$546.77	TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 ▶ \$ 1,093.54
	FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____	

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
VERONA SCHOOL DIST	583,999.04	98.33	2039
VERONA SCHOOL DIST	681,157.90	114.69	2039

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

PLEASE RETURN LOWER PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2019

Bill #: 620598
 Parcel #: 0608-164-9820-0
 Alt. Parcel #:

Total Due For Full Payment \$1,093.54
 Pay to Local Treasurer By Jan 31, 2020

Check For Billing Address Change.

OR PAY INSTALLMENTS OF:	
1ST INSTALLMENT Pay to Local Treasurer \$546.77 BY January 31, 2020	2ND INSTALLMENT Pay to County Treasurer \$546.77 BY July 31, 2020

VERONA HOTEL GROUP LLC
 230 HORIZON DR STE 102B
 VERONA WI 53593

FOR TREASURERS USE ONLY
 PAYMENT _____
 BALANCE _____
 DATE _____

Estimated Property Tax Payments
per Wisconsin Statute 66.0221 (3) (a) 1.

Parcel ID Number	Owner 1/1/2019	2019 Assessed Value prior to 2020 Board of Review	Omitted Improvement Value	Total value of annexed property	Possible 2020 pay 2021 Town levy	Estimate of Town portion of final tax bill
0608-164-9820-0	Verona Hotel Group LLC	\$60,000	\$995,000	\$1,055,000	0.003260908	\$3,440.257940000
Total taxes for 5 years						\$17,201.29



Find address or PIN

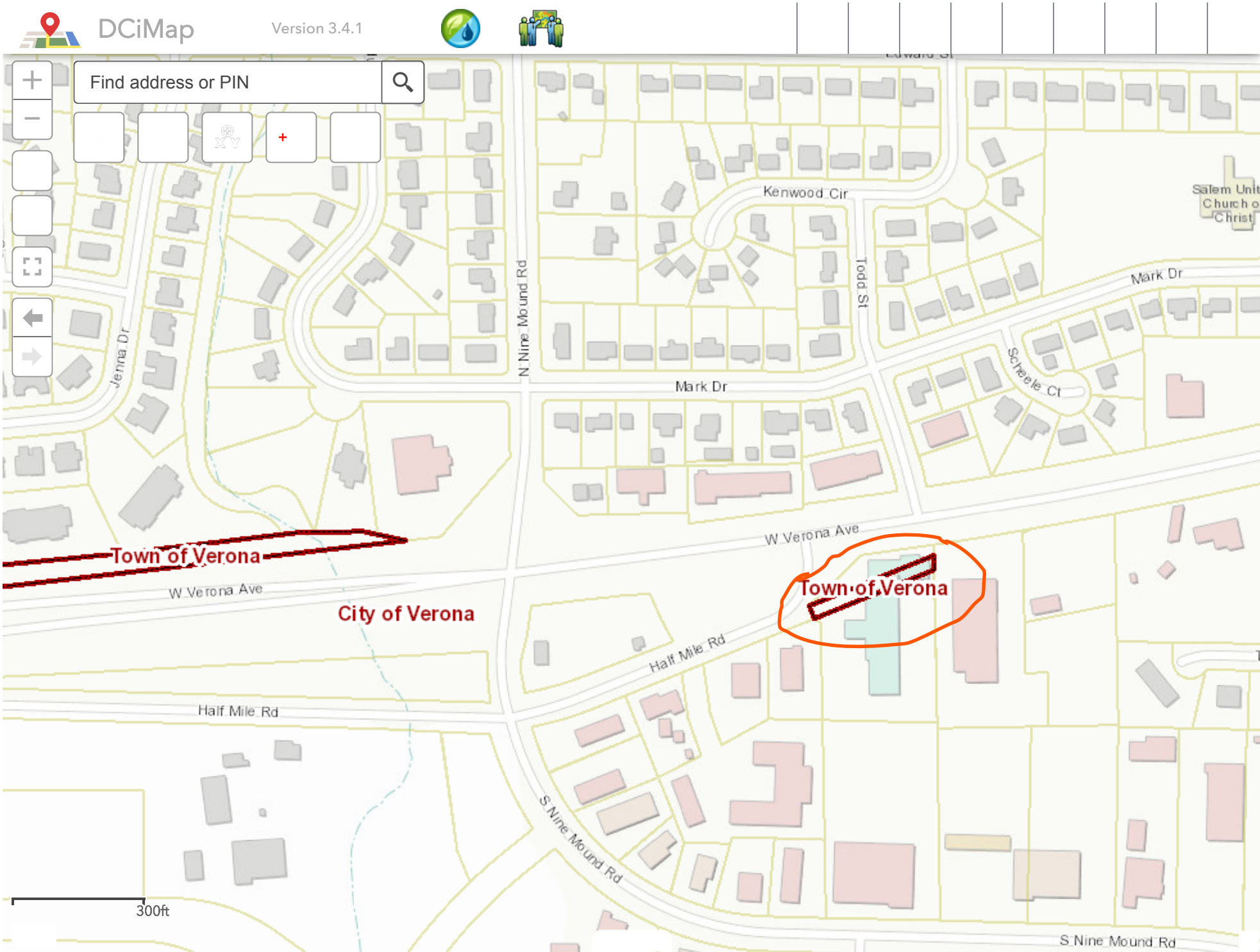


Town of Verona

City of Verona

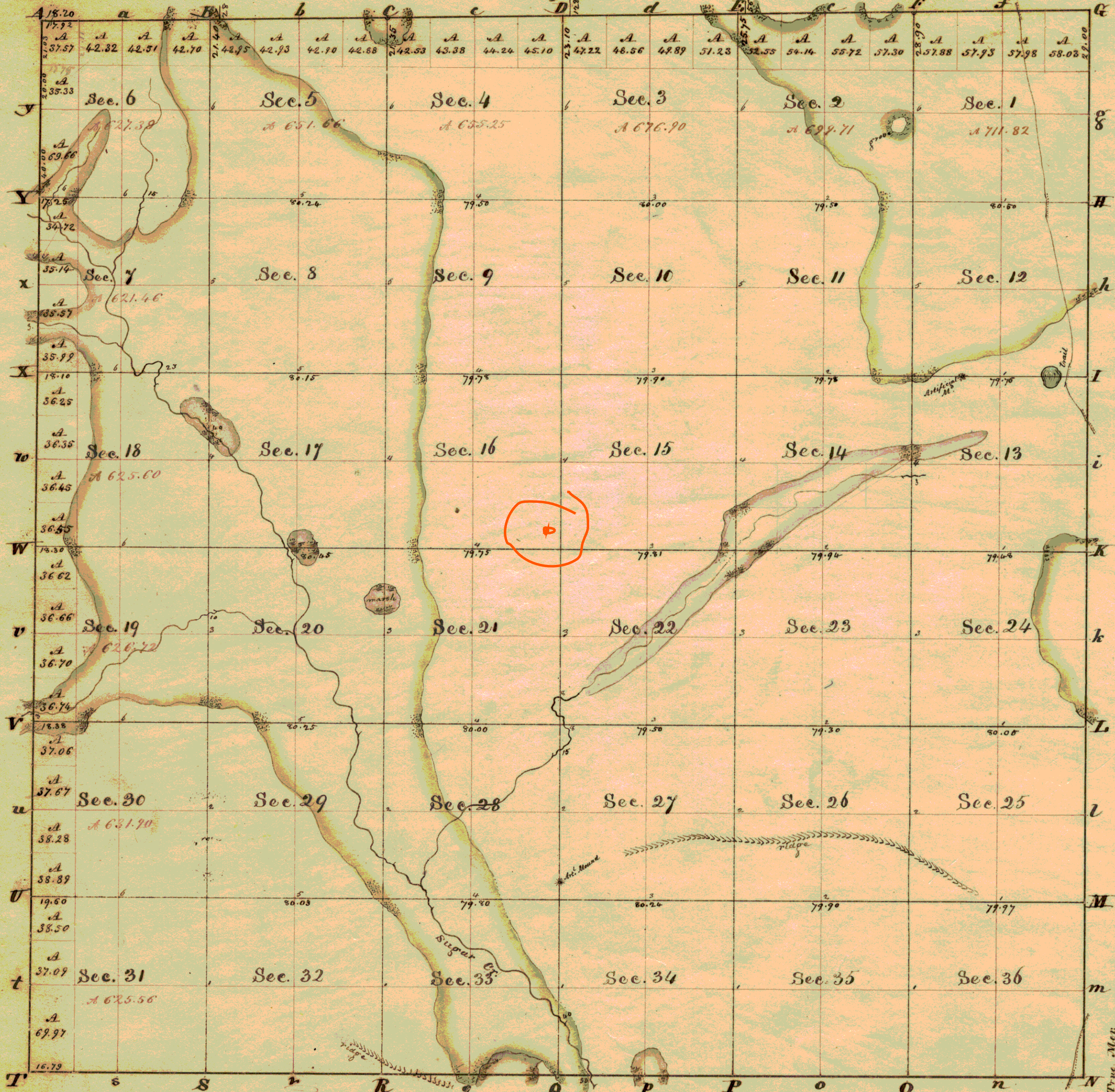
Town of Verona

300ft



Salem Unit Church of Christ

Township N^o 6 N. Range N^o 8 East 4th Mer. (Wis. Ter.)



Total number of Acres 23,153,97

Surveys designated	By whom surveyed	Date of contract	Am ^t of Surveys	When surveyed	When forfeited or Sur. Decl. acc ^t
Exterior Lines	John Mullett				
Subdivisions	Lorin Miller	18. Nov. 1833		3. 9. 1833	

The above Map, of Township N^o 6 North, of Range N^o 8 East of the 4th Meridian, North West Territory, is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined & approved.
 Surveyor General's Office,
 Cincinnati, Nov. 30. 1835 } M. T. Williams
 Sur. Genl.



TONY EVERS

GOVERNOR

JOEL BRENNAN

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

January 30, 2020

PETITION FILE NO. 14283

ELLEN CLARK, CLERK
CITY OF VERONA
111 LINCOLN ST
VERONA, WI 53593-1520

JOHN WRIGHT, CLERK
TOWN OF VERONA
7669 COUNTY HIGHWAY PD
VERONA, WI 53593-1035

Subject: VERONA HOTEL GROUP LLC ANNEXATION

The proposed annexation submitted to our office on January 10, 2020, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city...." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF VERONA**, which is able to provide needed municipal services.

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 administration 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 Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14283 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2357>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner