

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

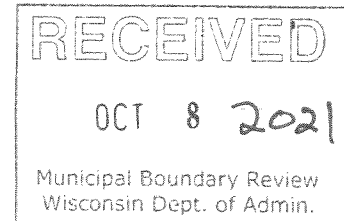
Name: **MARTY CENTURY FARM FAMILY LIMITED
PARTNERSHIP**

Address: **3223 MARTY ROAD**

MADISON, WI 53711

Email: **RMARTY3223@CHARTER.NET**

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: **4**

5. Area (in acres) of the territory to be annexed: **148**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **060805485909;
060805490000; 060805495907; 060808185004**

Petitioners phone:

(608) 845-9751

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:
ROBERT C. PROCTER

AXLEY BRYNELSON, LLP

2 EAST MIFFLIN STREET, 200

MADISON, WI 53703

Phone: **(608) 283-6762**

E-mail: **RPROCTER@AXLEY.COM**

Surveyor or Engineering Firm's Name & Address:
DANIEL N. DAY, P.E.

D'ONOFRIO KOTTKE AND ASSOCIATES

7530 WESTWARD WAY,

MADISON, WI 53717

Phone: **(608) 206-6879**

E-mail: **DDAY@DONOFRIO.CC**

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

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

(2012)

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

\$350 Initial Filing Fee (required with the first submittal of all petitions)
 \$200 – 2 acres or less
 \$350 – 2.01 acres or more

\$1400 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

\$1750 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**

Check Received: 10-8-2021
 Payer: Axley

Check # 185773
 10-5-21
 \$1,750.00

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 adjoining 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



AXLEY BRYNELSON, LLP

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ROBERT C. PROCTER
rprocter@axley.com
(608) 283-6762

October 5, 2021

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

RE: 3223 Marty Road, Madison
Our file: 21269.76103

Ladies and Gentlemen:

Please find enclosed on behalf of Petitioner, the Request for Annexation Review, together with our check in the amount of \$1,750.00 for the filing fee. Please contact me with any questions or concerns.

Sincerely,

AXLEY BRYNELSON, LLP

A handwritten signature in black ink that reads 'Robert C. Procter'. The signature is written in a cursive style with a large, prominent 'R'.

Robert C. Procter

RCP:mah

Enclosures

PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS CONSENT
(Wis. Stats. § 66.0217(2))

TO:	City of Verona Attn: City Clerk 111 Lincoln Street Verona, WI 53593	Town of Verona Attn: Town Clerk 7669 County Highway PD Verona, WI 53593
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The undersigned, being all of the electors residing in the Territory, and all of the owners of all of the real property in the Territory, do hereby unanimously petition the city of Verona for the purpose of annexing the Territory from the town of Verona to the city of Verona.

The "Territory" proposed for annexation from the town of Verona to the city of Verona is more particularly described on the attached Exhibit A, and is shown on the scale map attached as Exhibit B. The Territory is located in Dane County, Wisconsin.

The undersigned do hereby request that this annexation be approved and take effect in the manner provided for by law.

There are 4 electors residing in the Territory. The population of the Territory is 4.

This Petition for Annexation is filed pursuant to Wis. Stats. § 66.0217(2).

[SIGNATURES ON FOLLOWING PAGES]

cc: Wisconsin Department of Administration

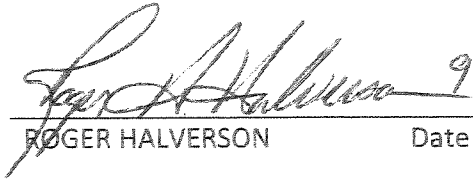
SIGNATURE PAGE
PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT
Of
MARTY CENTURY FARM FAMILY LIMITED PARTNERSHIP

MARTY CENTURY FARM FAMILY LIMITED PARTNERSHIP


By: Ronald R Marty
Name: Ronald R Marty
Title: General Partner

Date: 9/29/2021


SIGNATURE PAGE
DIRECT ANNEXATION BY UNANIMOUS CONSENT
Of
ELECTORS

 9-30-2021


ROGER HALVERSON Date

 9/30/2021

PATTI HALVERSON Date

 9/30/2021

WYATT HALVERSON Date

 10/1/2021

MARY KATE HALVERSON Date

EXHIBIT A

also ne/ne 8

ANNEXATION LEGAL DESCRIPTION

The NW1/4 of the NE1/4 of Section 8, the SW1/4 of the SE1/4 and portions of the SE1/4 of the SE1/4, NE1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 5, part of the SW1/4 of the SW1/4 of Section 4 and part of the NW1/4 of the NW1/4 of Section 9, all in T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit

Beginning at the South 1/4 corner of said Section 5; thence N01°22'30"E, 2585.01 feet to the Center of said Section 5; thence N88°09'12"E, 454.12 feet along the North line of SE1/4 of said Section 5 to a point on the Southwest line of Lot 1, Certified Survey Map No. 1936; thence S37°44'16"E, 26.59 feet along said Southwest line; thence S32°31'20"E, 330.43 feet along said Southwest line; thence S26°54'06"E, 469.87 feet along the Southwest line of Lots 1 and 2, Certified Survey Map No. 3419 and

the Southwest right-of-way line of Oak Hill Drive and Southwest line of Lot 2, Certified Survey Map No. 3419 to a point of curve; thence Southeastly along said Southwest line of Lot 2 along a curve to the left which has a radius of 1076.68 feet and a chord which bears S33°28'14"E, 246.34 feet; thence N29°23'44"E, 72.15 feet along the Southerly line of said Lot 2; thence S61°39'11"E, 288.28 feet along said Southerly line to a point on the West line of Lot 2, Certified Survey Map No. 11904; thence S00°20'57"E, 122.46 feet along said West line to a point of curve being the Southwest corner of said Lot 2; thence Easterly along the Southerly line of said Lot 2 along a curve to the left which has a radius of 930.37 feet and a chord which bears S70°56'27"E, 70.03 feet; thence S73°05'51"E, 427.58 feet along the Southerly lines of Lots 1 and 2, Certified Survey Map No. 110904 and the Northerly right-of-way line of Shady Oak Lane; thence S73°51'35"E, 837.79 feet along said Northerly right-of-way line to a point of curve; thence Southeasterly along said right-of-way line on a curve to the right which has a radius of 120.00 feet and a chord which bears S36°16'07"E, 146.41 feet to a point on the Northerly extension of West line of Lot 2, Certified Survey Map No. 13174; thence S01°19'20"W, 950.91 feet along said Northerly extension and the West line of Lots 1 and 2, Certified Survey Map No. 13174; thence S00°44'45"W, 33.12 feet along the West line of said Lot 1 to the Southwest corner of said Lot 1; thence S87°49'26"E, 12.19 feet to a point on the East right-of-way line of Shady Oak Lane; thence S00°44'37"W, 1140.22 feet along said East right-of-way line; thence S44°46'51"E, 134.82 feet along said East right-of-way line; thence N89°57'19"W, 209.60 feet to a point on the West right-of-way line of Shady Oak Lane; thence N45°08'10"E, 67.74 feet along said West right-of-way line; thence N00°44'37"E, 1221.86 feet along said West right-of-way line to the Northeast corner of Lot 1, Certified Survey Map No. 10097; thence S89°21'11"W, 1303.12 feet along the North line of said Lot 1 and the Westerly extension thereof to the Northeast corner of the NW1/4 of the NE1/4 of said Section 8; thence S00°38'52"W, 1328.18 feet to the Southeast corner said NW1/4 of the NE1/4; thence S89°28'47"W, 1333.93 feet to Southwest corner of said NW1/4 of the NE1/4; thence N00°33'20"E, 1325.18 feet along the West line of said NW1/4 of the NE1/4 to the point of beginning.

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: **Marty Century Farm**

Petition Number: **14452**

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

2. Area (Acres): 147.988

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 1,402.50

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 7,012.50

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: 4 Total: 4

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

Residential: 5 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 95 %

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

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

Other: _____ %

Comments: Currently the property is a farm with one house. It will remain this way until if or when a development is approved for 100% single family homes

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?

Property to the south is zoned rural agriculture in the City.

In the town?: Single-family residential lots to the north and east with farmland to the west in the Town of Verona

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 _____

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
<u>Sanitary Sewers</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	<u>5</u>	_____
<u>Water Supply</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	<u>5</u>	_____

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? AT-35 in the Town of Verona

c. How will the land be zoned and used if annexed? The land will remain rural agriculture until a development project is proposed and approved to match the comp. plan, which would be residential development.

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:

Section 8.06 of the boundary agreement between the City and Town contemplate sharing of roadway responsibilities to minimize inefficiencies with maintenance. City Staff felt the best way to address the inefficiencies was to annex the entire roadway.

Prepared by: Town City Village

Name: Katherine Holt

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

Phone: 608-845-0909

Date: October 20, 2021

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

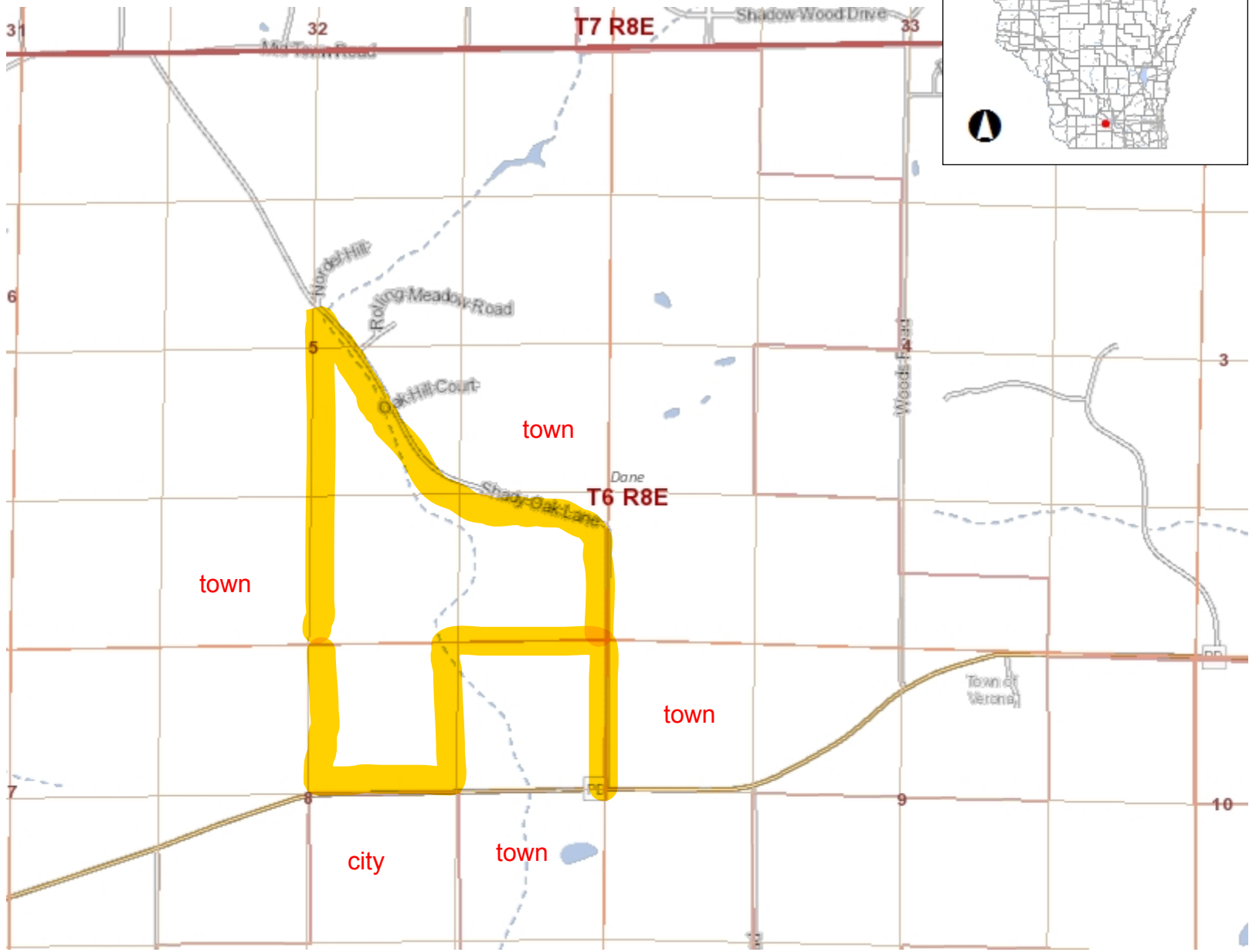
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Surface Water Data Viewer Map



- Legend**
- Township
 - Section
 - Quarter-Quarter
 - County Boundary
 - Cities, Towns & Villages**
 - City
 - Village
 - Civil Town
 - Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water



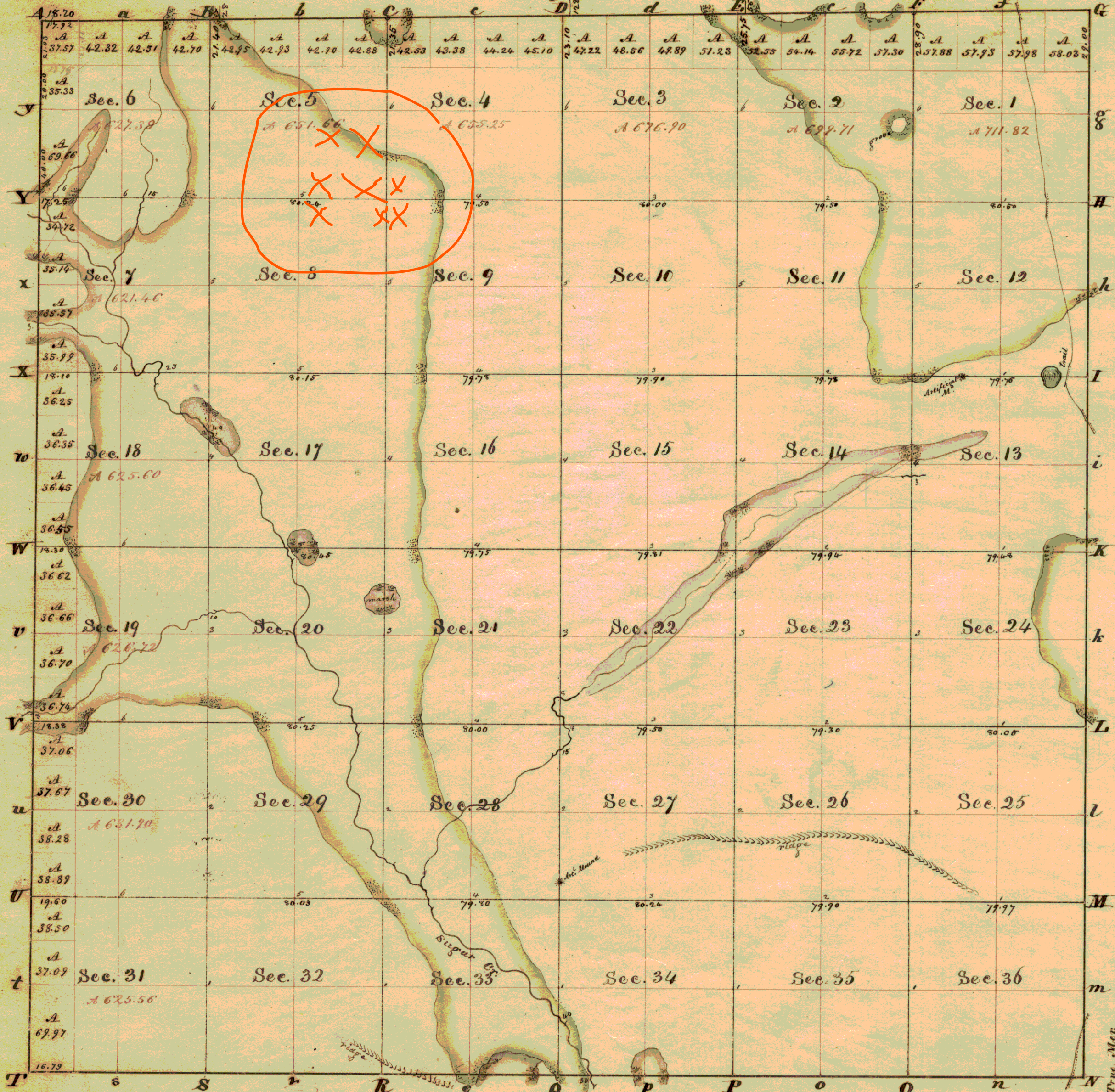
NAD_1983_HARN_Wisconsin_TM

1: 15,840

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

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. Cont. acc ^s
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>

October 28, 2021

PETITION FILE NO. 14452

HOLLY LICHT, CLERK
CITY OF VERONA
111 LINCOLN ST
VERONA, WI 53593-1520

TERESA WITHEE, CLERK
TOWN OF VERONA
7669 COUNTY HIGHWAY PD
VERONA, WI 53593

Subject: MARTY CENTURY FARM ANNEXATION

The proposed annexation submitted to our office on October 08, 2021, 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.

Note: It appears that the legal description of the lands being annexed should indicate that the lands are also in the NE 1/4 of the NE 1/4 of Section 8; The Center of Section 5 is mislabeled as the South 1/4 quarter corner of the section on the scale map and should be corrected.

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 14452 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=2526>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner