

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **Tom Moe**

Phone: **573-239-6402**

Email: **hafslo85@yahoo.com**

RECEIVED

March 18, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

Contact Information if different than petitioner:

Representative's Name: **Jim Ternus**

Phone: **608-251-4843**

E-mail: **jim.ternus@strand.com**

1. Town where property is located: **Town of Pleasant Springs**

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: **19.852**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
061132490010

Include these required items with this form:

- 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 [see attached annexation guide]
- Check or money order covering review fee [see next page for fee calculation]

(2021)

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

\$800 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

\$1150 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**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 & form received: 3-17-22

Payer: ESRP Advisory Dallas LLC

Check Number: 6908

Check Date: 3-11-22

Amount: 1,150⁰⁰



Strand Associates, Inc.®
 910 West Wingra Drive
 Madison, WI 53715
 (P) 608.251.4843
 www.strand.com

Transmittal Letter

DATE: March 15, 2022 PROJECT NO. 3701.024

COMPANY NAME: Wisconsin Department of Administration
 ATTENTION: Municipal Boundary Review
 ADDRESS: P.O. Box 1645
 CITY/STATE/ZIP: Madison, WI 53701
 RE: Request for Annexation Review

WE ARE SENDING YOU:

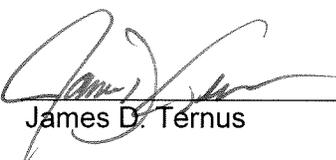
- Change Order
- Drawings
- Samples
- Specifications
- Copy of Letter
- Enclosed
- Shop Drawings
- Under Separate Cover
- Other _____

Copies	Date	No.	Description
1			Request for Annexation Review
1			Annexation Map
1			Signed Petition for Annexation
1			Check Number 6908 in the amount of \$1,150

ITEMS TRANSMITTED AS SHOWN:

- For approval
- For your use
- As requested
- For review and comment
- Other _____
- Approved as submitted
- Approved as noted
- Approved as noted-Resubmit
- Not Approved
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Additional Information Required
- For signature

REMARKS:

Signed 

 James D. Ternus

Copy to: File

Petition for Annexation

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Pleasant Springs, 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.

Part of the Southwest 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 all in Section 32, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 32;
Thence N 0° 00' 27" W, 743.37 feet along the west line of the Southwest 1/4 of the Southeast 1/4 of said Section 32 to the point of beginning;

Thence, S 89° 22' 48" W, 42.02 feet to the westerly right-of-way line of Williams Drive;
Thence, N 00° 01' 58" W, 880.05 feet along said westerly right-of-way line;
Thence, N 89° 22' 48" E, 42.42 feet to the west line of the Northwest 1/4 of the Southeast 1/4 of said Section 32;
Thence, continuing N 89° 22' 48" E, 238.59 feet;
Thence, N 00° 01' 58" W, 25.00 feet;
Thence, N 89° 22' 48" E, 682.27 feet;
Thence, S 00° 01' 58" E, 905.05 feet to the northerly right-of-way line of Glacier Moraine Drive;
Thence, S 89° 22' 48" W, 921.25 feet along said northerly right-of-way line to the point of beginning;

Containing 864,744 square feet (19.852 acres), more or less including areas within Williams Drive.

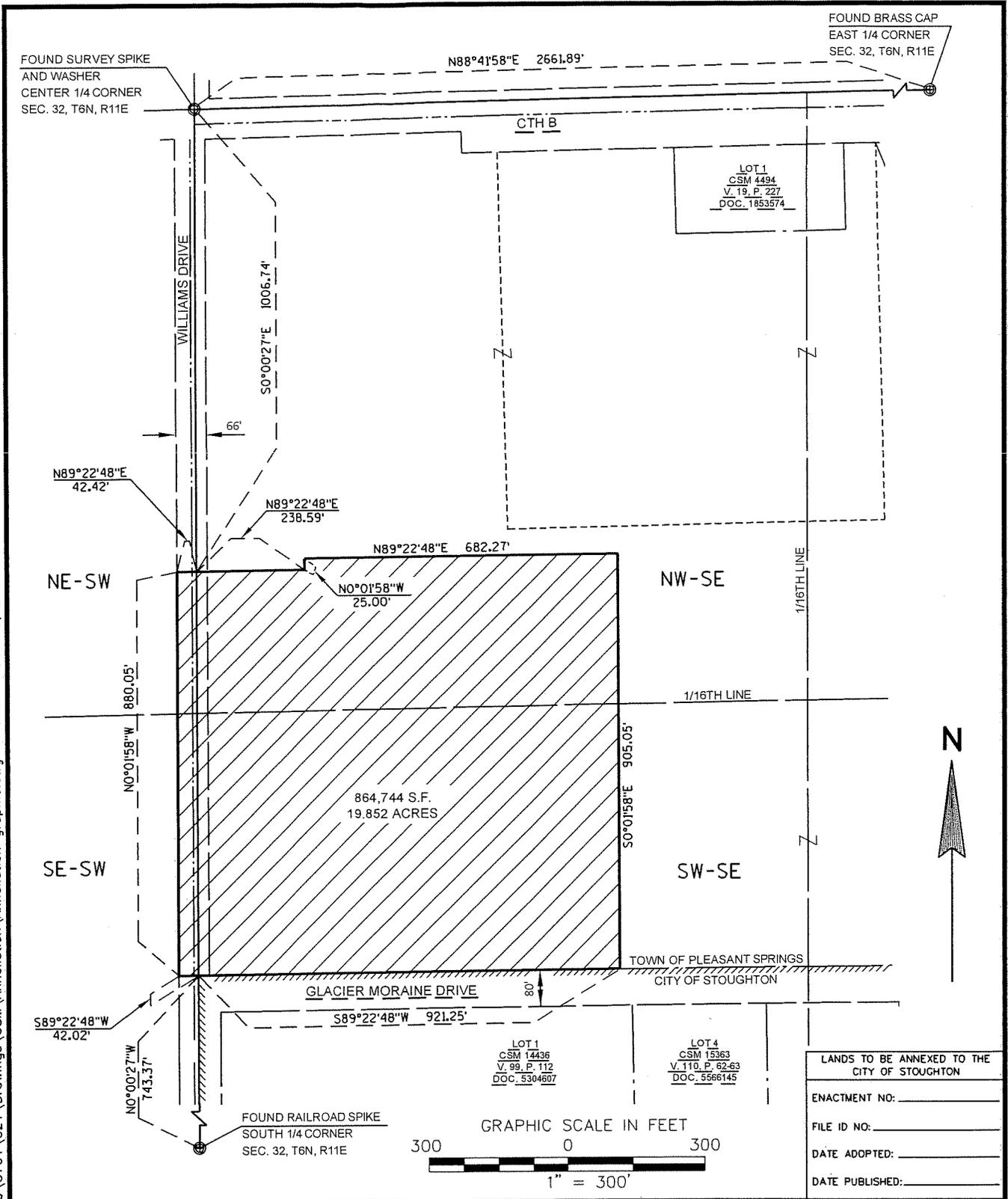
The annexed land will remain zoned Rural Holding R-H as part of the petition for annexation.

The current population of the territory to be annexed is zero (0).

Dated this 14th day of March, 2022

Signed: Tom Moe
Tom Moe, managing member for
Moe Family Farm, LLC., Owner
1680 Williams Drive
Stoughton, WI 53589

File: S:\MAD\3700--3799\3701\021 Drawings\CSM\Annexation\Annexation graphic.dwg Time: Mar 10, 2022 - 10:48am



ANNEXATION MAP
PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4
AND PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4
ALL IN SECTION 32, T6N, R11E

SA
STRAND ASSOCIATES*

EXHIBIT B

3701.021

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: **Moe Family Farm LLC**

Petition Number: **14493**

1. Territory to be annexed: From **TOWN OF PLEASANT SPRINGS** To **CITY OF STOUGHTON**

2. Area (Acres): 19.852

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 10.92

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 54.86

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: _____% Industrial: _____%

Undeveloped: 100%

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

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

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?

South-Industrial

In the town?: Agricultural

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

Sanitary Sewers immediately

or, write in number of years. +

An Urban Service Area Amendment is necessary before servicing this property but water & sanitary sewer is adjacent to this site

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? County - FP-35 (General Farmland Preservation)

c. How will the land be zoned and used if annexed? Industrial - Likely using a PD process

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>

City clerk is evaluating.

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

The proposed annexation is included in the City's Comprehensive Plan Future Land use to become part of the city

Prepared by: Town City Village

Name: Radney Scheel

Email: rjscheel@ci.stoughton.wi.us

Phone: (608) 873-6619

Date: 3/28/2022

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
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Petitioner: **Moe Family Farm LLC**

Petition Number: **14493**

1. Territory to be annexed: From **TOWN OF PLEASANT SPRINGS** To **CITY OF STOUGHTON**

2. Area (Acres): 19,852

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 4,900.00

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 24,500.00

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: _____% Industrial: _____%

Undeveloped: 100 %

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?

In the town?: Agricultural

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

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? FP35

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

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:

Town's Comprehensive Plan would prefer these lands to remain in agriculture vs annexed and developed.

Prepared by: Town City Village

Name: Marla Hougan

Email: clerk@treasurer@pleasant Springs.org

Phone: (608) 873-3063

Date: 3-31-2022

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

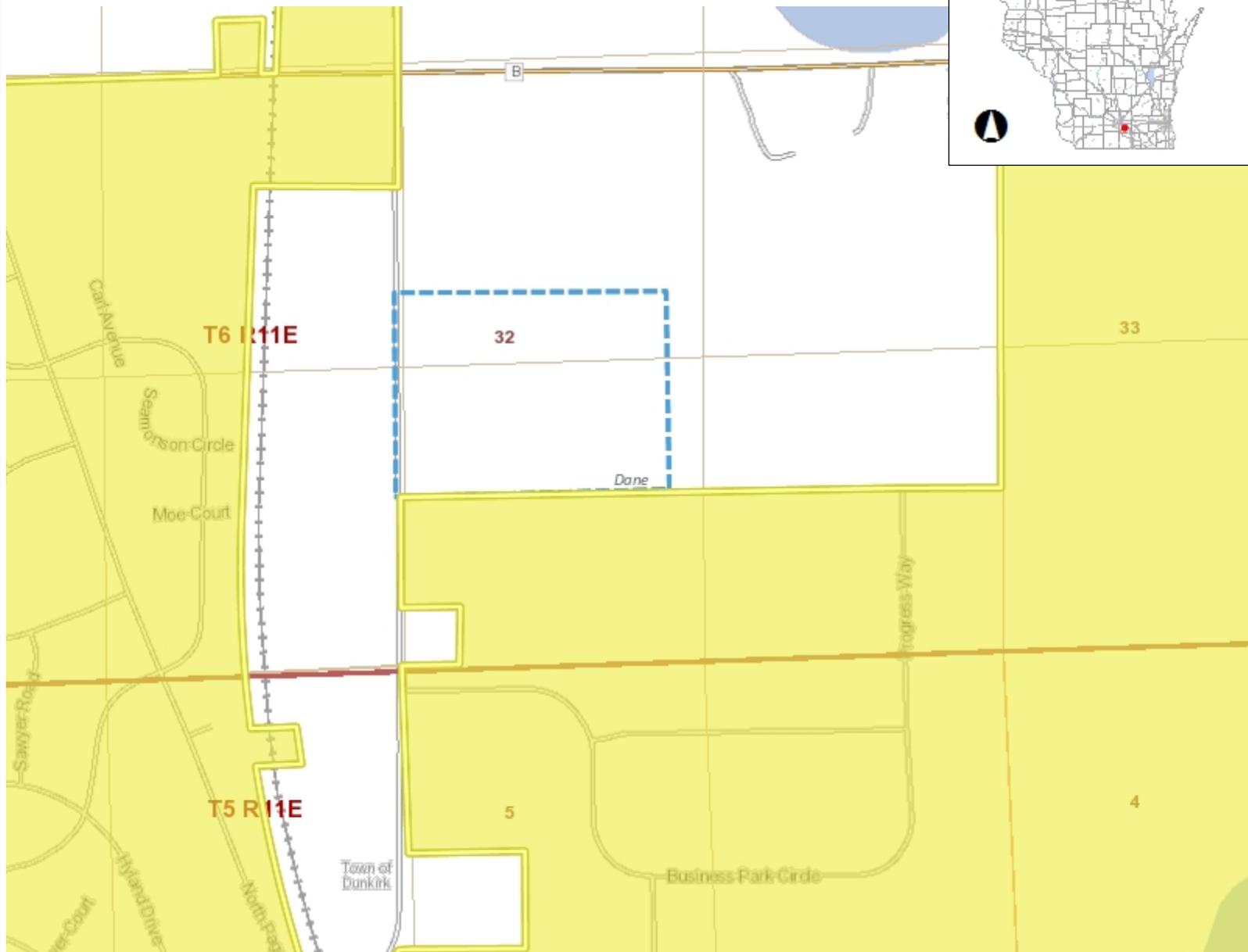
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



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



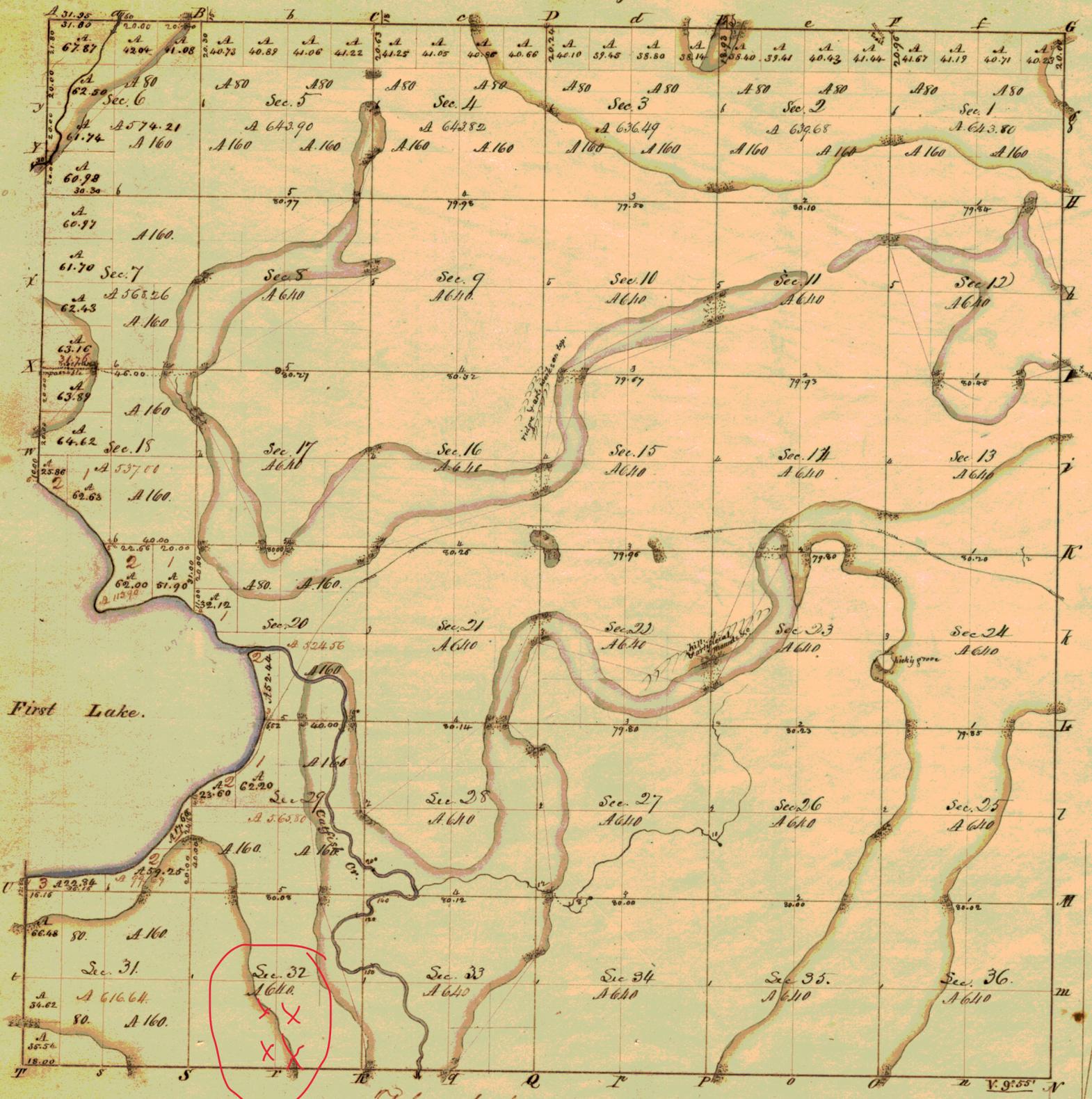
NAD_1983_HARN_Wisconsin_TM

1: 7,920

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 VI N. Range N^o XI E. 4th Mer. Wis. Ter.



Meanders of 1st Lake

Post	Course	Ch. M.
6.	S 62° E	20.70
	S 41 1/4° E	23.04
5.	S 22 1/2° E	13.10
	S 27 3/4° W	20.00
	S 87 1/2° E	23.00
	S 75 1/4° E	17.30
	S 45° E	11.10
4.	S 75° E	11.00
	S 88.45° E	11.00
	S 88° E	13.00
	S 87 1/2° E	10.60
	S 87° E	13.50
	S 57 1/2° E	11.06
3.	S 20 1/4° W	22.30
	S 67° W	21.80
	S 43° W	7.50
2.	S 34° W	4.30
	S 24° W	19.76
	S 46° W	30.00
	S 87° W	19.00
	S 84 1/2° W	26.35
1.	S 72 1/2° W	3.75

Total number of acres 21527.75

Four lines	Mullett & Brink	11. July 1833	23.71.75	4th. of 1833	3. of 1834
Subdivisions	Louis Miller	18. Nov. 1833	60.65.47	1. of 1834	3. of 1835

The above Maps of Townships N^o 6, — of Range N^o 11 East of 4th Principal Meridian (N.W. Ter.) is strictly conformable to the field notes of the survey thereof on file in this Office which have been examined and approved.

Surveyor General's Office,
Cincinnati, Oct. 1. 1836

Scale 40 Chains to an Inch

Var. 8° 25' E.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

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>

April 07, 2022

PETITION FILE NO. 14493

CANDEE CHRISTEN, CLERK
CITY OF STOUGHTON
207 S FORREST STREET
STOUGHTON, WI 53589-1724

MARIA P. HOUGAN, CLERK
TOWN OF PLEASANT SPRINGS
2354 COUNTY RD N
STOUGHTON, WI 53589-2875

Subject: MOE FAMILY FARM LLC ANNEXATION

The proposed annexation submitted to our office on March 18, 2022, 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 Stoughton, 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 14493 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=2567>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner