

# 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](mailto:wimunicipalboundaryreview@wi.gov)  
<https://doa.wi.gov/municipalboundaryreview>

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>  
This will speed up the process by eliminating the time it used to take to mail the check to us.

## Petitioner Information

Name: **The Dorothy L. Dreger Revocable Living Trust**

Phone: **608-845-9899**

Email: **veronalaw@cs.com**

**RECEIVED**

**July 5, 2023**

Municipal Boundary Review  
Wisconsin Dept. of Admin.

## Contact Information if different than petitioner:

Representative's Name: **Marilyn Dreger, Trustee (Please cc Tony DeRosa & Thomas Witzel)**

Phone: **608-845-9899**

E-mail: **veronalaw@cs.com (cc tderosa@fred-inc.com & twitzel@fred-inc.com)**

1. Town(s) where property is located: **Town of Verona**

2. Petitioned City or Village: **City of Verona**

3. County where property is located: **Dane County**

4. Population of the territory to be annexed: **4**

5. Area (in acres) of the territory to be annexed: **37.72 ACRES**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):  
**Parcel Number: 060810285010**

## 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]

(November 2022)

# 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: 7-5-2023

Payer: Fiduciary Real Estate Development Inc Check Number: 33187

Check Date: 6-23-23

Amount: 1,150<sup>00</sup>

## 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).



789 N. Water Street, Suite 500, Milwaukee, Wisconsin 53202  
Phone 414.226.4535 • Fax 414.226.4523 • [www.fred-inc.com](http://www.fred-inc.com)

June 29, 2023

Wisconsin Department of Administration  
Municipal Boundary Review  
Attn: Erich Schmidtke  
PO Box 1645  
Madison, WI 53701

**Re: Verona Annexation**

Mr. Schmidtke:

Enclosed herein please find a Request for Annexation Review and related attachments. Should you have any comments or questions, please contact me at 414-274-8252 or [twitzel@fred-inc.com](mailto:twitzel@fred-inc.com).

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas E. Witzel", is written over a horizontal line that extends across the page.

Thomas E. Witzel

**Petition for Annexation**

The undersigned, constituting 100 percent of the owners and electors of the following described territory located in the Town of Verona, Dane County, Wisconsin, lying contiguous to the City of Verona, petition the City of Verona 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 Verona, Dane County, Wisconsin.

A part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 6 North, Range 8 East, Town of Verona, Dane county, Wisconsin; described as follows: Commencing at the centerline of County Highway "PD"-McKee Street, thence South 87°44'19" East, 203.18 feet; thence South 88°59'52" East, 604.68 feet; thence South 89°59'52" East, 343.79 feet; thence South 88°59'51" East, 172.10 feet; thence South 00°40'17" West, 59.22 feet; thence South 00°35'41" West, 1165.01 feet; thence North 88°51'12" West, 733.69 feet; thence South 01°08'46" West, 50.00 feet; thence North 88°51'16" West, 589.02 feet; thence North 00°34'25" East, 1189.55 feet; thence North 00°32'46" East, 80.04 feet to the point of commencement.

Said area is 37.72 acres of land (including the right of way).

There are four tenants residing in the territory and those tenants have consented to and executed this petition for annexation.

Dated this 28 day of June, 2023.

SIGNATURE PAGE TO FOLLOW

**OWNER:**

The Dorothy L. Dreger Revocable Living Trust

Marilyn Dreger  
By: Marilyn Dreger, its Trustee

Address:  
7879 Flynn Drive  
Verona, WI 53593

**ELECTOR:**

Robert A. Dreger  
Robert Dreger

Address:  
7085 County Highway PD  
Verona, WI 53593

**ELECTOR:**

Kristine Dreger  
Kristine Dreger

Address:  
7085 County Highway PD  
Verona, WI 53593

**ELECTOR:**

Amanda Dreger  
Amanda Dreger

Address:  
7085 County Highway PD  
Verona, WI 53593

**ELECTOR:**

Kyle Lease  
Kyle Lease

Address:  
7085 County Highway PD  
Verona, WI 53593



# 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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Dorothy Dreger Revocable Living**

Petition Number: **14605**

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

To **CITY OF VERONA**

2. Area (Acres): 37.72

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

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

\$ 877.04

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$4,385.20

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: \_\_\_\_\_

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

Residential: 10 % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %

Undeveloped: 90 %

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

Residential: 90 % Recreational: 5 % Commercial: 5 % Industrial: \_\_\_\_\_ %

Other: \_\_\_\_\_ %

Comments: There will be 409 apartment units with parkland and a commercial parcel.

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

Plat Name: Preliminary Plat of Fiduciary Development

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

Property to the south and west will be single-family homes. UW Ridge golf course is located to the north.

In the town?: Property to the east has a single-family home and a field.

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 The City of Verona is located to the west and south of this property.



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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>Water Supply</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: \_\_\_\_\_

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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? Agricultural Transition (AT-35)

It will be zoned Urban Residential (apartments), Suburban Commercial

c. How will the land be zoned and used if annexed? (commercial), and Public Institutional (parkland and stormwater).

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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](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

The annexation will include County Highway PD that fronts the property to the City of Madison city limits along County Highway PD. The proposed development will provide connectivity to the properties to the south and west to have access to County Highway PD. The final plat will go to the Plan Commission as the same meeting with the proposed annexation.

---

Prepared by:  Town  City  Village

Name: Katherine Holt

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

Phone:

Date: July 7, 2023

Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

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(March 2018)



## Schmidtke, Erich J - DOA

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**From:** Everson, Troy <Everson@countyofdane.com>  
**Sent:** Friday, July 7, 2023 9:39 PM  
**To:** Schmidtke, Erich J - DOA  
**Subject:** RE: Proposed Verona Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Erich,

The legal description for this annexation is not sufficient to map and comment on this proposal. I would recommend that they resubmit a description that would allow for the appropriate location for the point of commencement and the point of beginning. There is currently no tied identification to the PLSS or a known point related to an established CSM or subdivision.

Please let me know if you have any questions.

Thank you,

Troy Everson  
*Land Records Administrator*  
**Dane County**  
**Department of Planning and Development**  
608-261-9750  
[everson@countyofdane.com](mailto:everson@countyofdane.com)

**From:** Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>  
**Sent:** Thursday, July 6, 2023 4:03 PM  
**To:** Everson, Troy <Everson@countyofdane.com>  
**Subject:** Proposed Verona Annexation

Hello Troy,  
I hope you had a good July 4<sup>th</sup>  
Here is another annexation, this one from Verona to Verona, 37 acres, for your review and comments. Thank you for your help,  
Erich

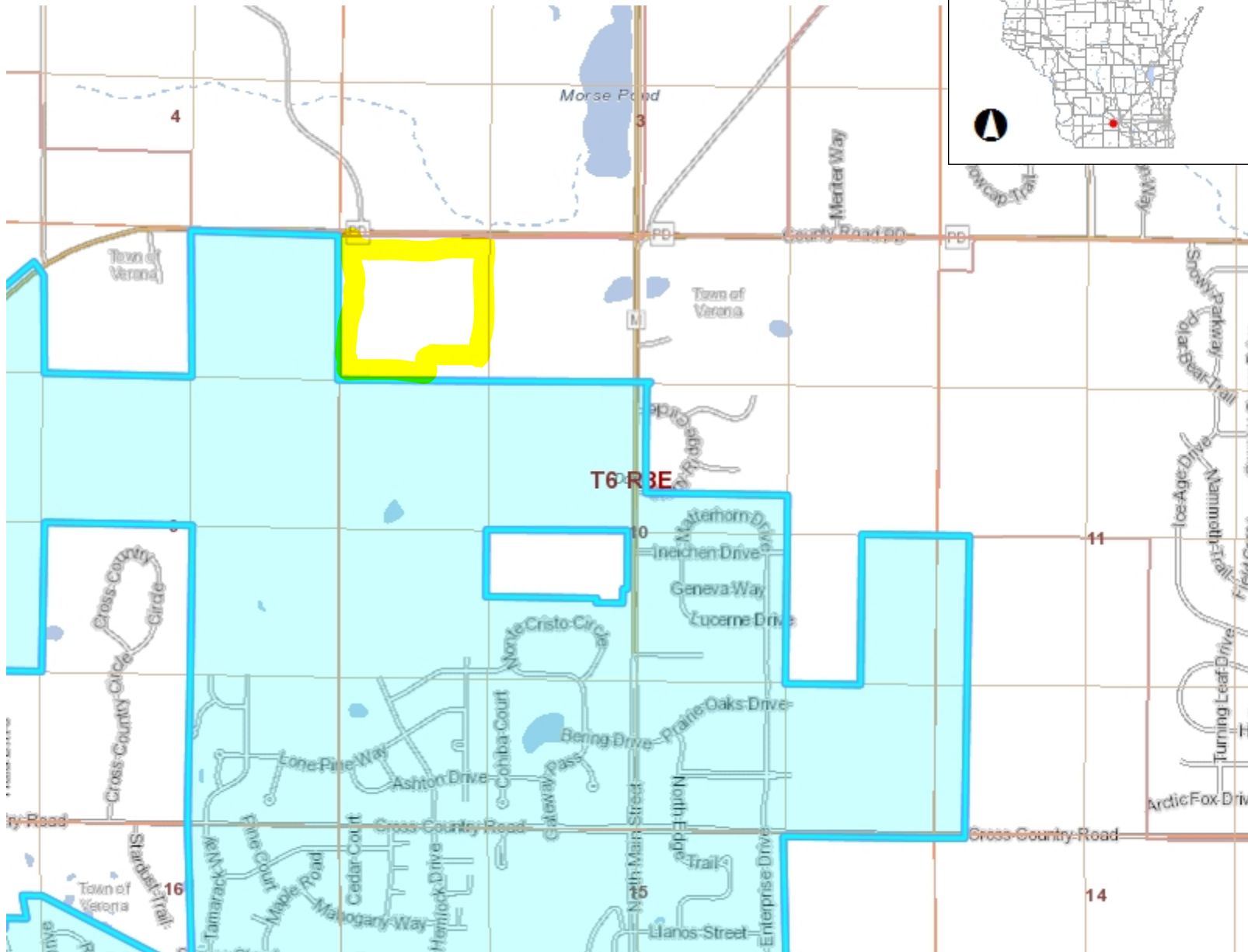


Erich Schmidtke  
Municipal Boundary Review - DOA  
101 East Wilson Street  
PO Box 1645, Madison, WI 53701  
(608) 264-6102  
[erich.schmidtke@wisconsin.gov](mailto:erich.schmidtke@wisconsin.gov)  
<http://doa.wi.gov/municipalboundaryreview>

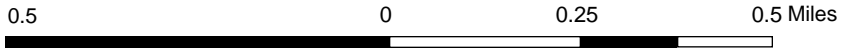
Sent Securely via TLS from County of Dane by **Proofpoint**



# 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



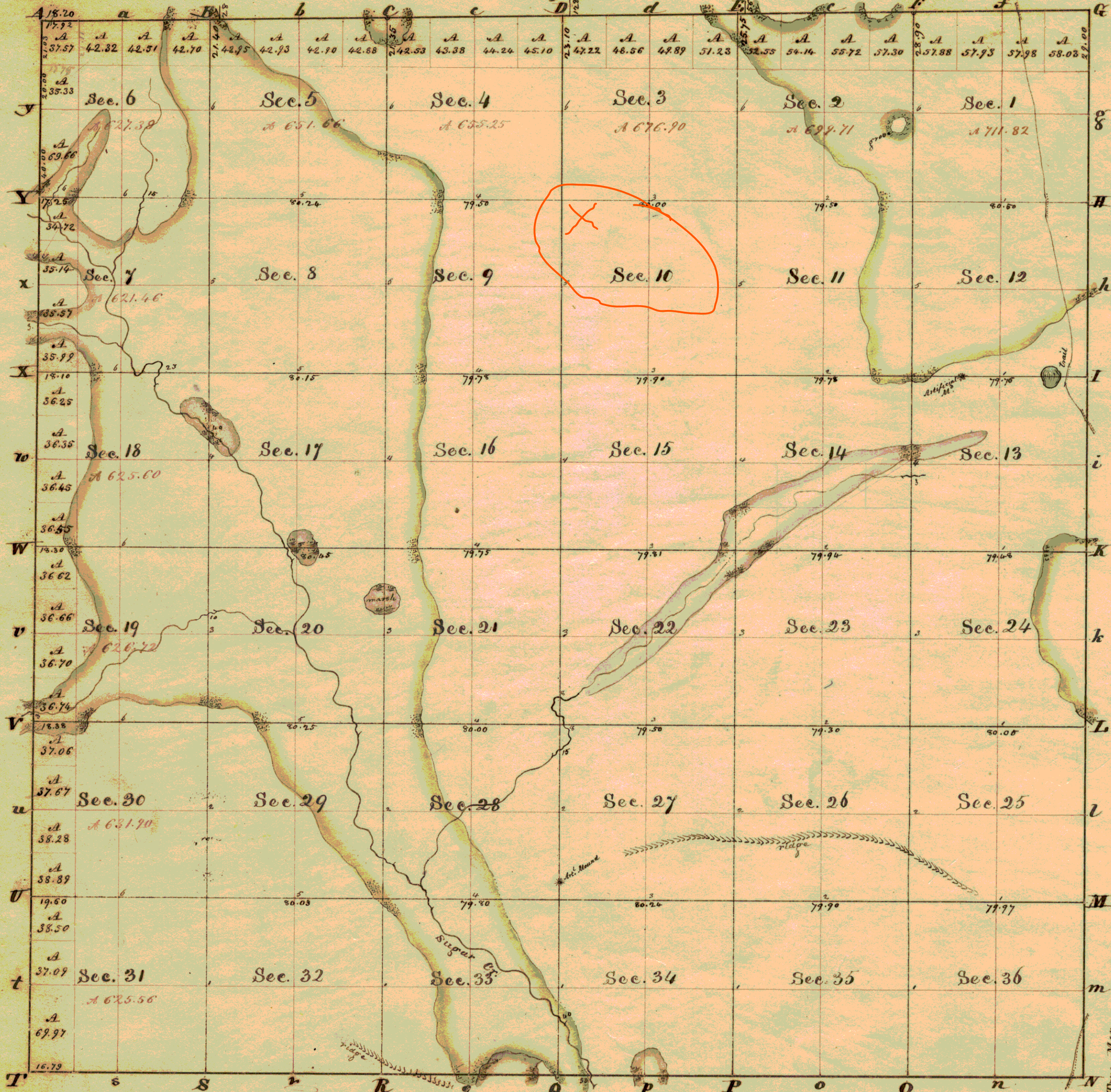
NAD\_1983\_HARN\_Wisconsin\_TM

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<sup>o</sup> 6 N. Range N<sup>o</sup> 8 East 4<sup>th</sup> Mer. (Wis. Ter.)



Total number of Acres 23,153.97

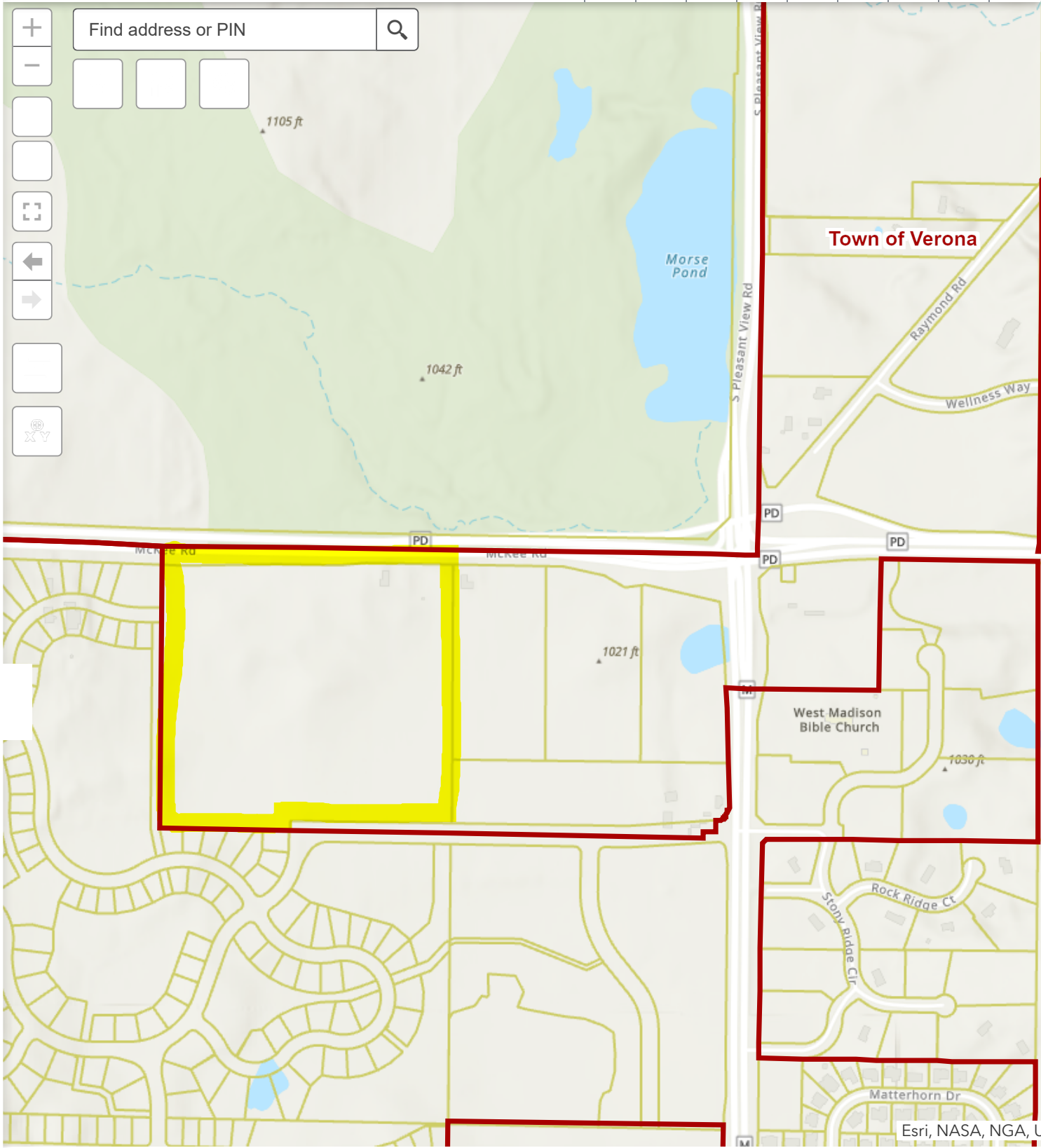
Surveys designated	By whom surveyed	Date of contract	Am <sup>t</sup> of Surveys	When surveyed	When paid for in Sur. Genl. acc <sup>t</sup>
Exterior Lines	John Mullett				
Subdivisions	Lorin Miller	18. Nov. 1833		3. 9. 1833	

The above Map, of Township N<sup>o</sup> 6 North, of Range N<sup>o</sup> 8 East of the 4<sup>th</sup> 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.



Find address or PIN

Three empty input boxes for address or PIN





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](mailto:wimunicipalboundaryreview@wi.gov)

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

July 26, 2023

PETITION FILE NO. 14605

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: DOROTHY DREGER REVOCABLE LIVING ANNEXATION

The proposed annexation submitted to our office on July 05, 2023, 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: 1) Per s. 66.0217 (1) (c) & (g), The legal (metes and bounds) description of the territory to be annexed must commence from a monumented corner of the 1/4-section in which the territory lies; the scale map of the territory must clearly show and identify the existing City of Verona boundary (prior to the annexation of this territory).  
2) The City may wish to consider including the north side of Morningside Boulevard as part of this annexation in order to avoid creating an isolated peninsula area of town territory.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states that 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 14605 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](mailto: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=2679>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner



