

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>

**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: **Daniele St. Marie Thompson on behalf of Greenbriar Limited Partnership**

Phone: **(608) 467-8760**

Email: **dst@stmarie-law.com**

Contact Information if different than petitioner:

Representative's Name: **Jeffrey D. Thelen, MSA Professional Services, Inc.**

Phone: **(608) 355-8911**

E-mail: **jthelen@msa-ps.com**

RECEIVED

July 18, 2023

Municipal Boundary Review
Wisconsin Dept. of Admin.

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

2. Petitioned City or Village: **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: **33.708**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
061036495005

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

\$0 Initial Filing Fee (required with the first submittal of all petitions)
\$200 – 2 acres or less
\$350 – 2.01 acres or more

\$0 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

\$0 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: _____

Payer: _____ Check Number: _____

Check Date: _____

Amount: _____

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 adjoiners 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 \(4\)](#).

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Dunn, 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 part of the Southeast ¼ of the Southeast ¼ of Section 36, Township 6 North, Range 10 East in the Town of Dunn, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Southeast Corner of said Section 36; Thence S89°59'55"W along the south line of said Southeast ¼, 71.72 feet; Thence N18°33'20"E along the west right-of-way of U.S.H. 51 as depicted on RW Project 5845-00-21, Sheet 4.4, and the southerly extension thereof, 88.26 feet; Thence N01°23'25"E along said west right-of-way of U.S.H. 51, 100.00 feet; Thence N07°08'25"W along said west right-of-way of U.S.H. 51, 65.77 feet; Thence S89°59'55"W along the north lines of CSM 784, CSM 478, and CSM 793, 530.70 feet to the northwest corner of CSM 793; Thence S00°00'05"E along the west line of CSM 793, 248.90 feet to a point on the south line of said Southeast ¼; Thence S89°59'55"W along the south line of said Southeast ¼, 481.56 feet to the southeast corner of CSM 684; Thence N01°08'57"E along the east line of CSM 684; 500.01 feet to the northeast corner of CSM 684; Thence S89°59'55"W along the north line of CSM 684, 246.00 feet to a point on the west line of the Southeast ¼ of said Southeast ¼; Thence N01°12'08" along the west line of the Southeast ¼ of said Southeast ¼, 819.49 feet to a point on the north line of said Southeast ¼ of the Southeast ¼; Thence S89°41'47"E along the north line of said Southeast ¼ of the Southeast ¼, 1312.04 feet to a point on the east line of said Southeast ¼; Thence S01°22'47"W along the east line of said Southeast ¼, 1312.61 feet to the Point of Beginning.

NE

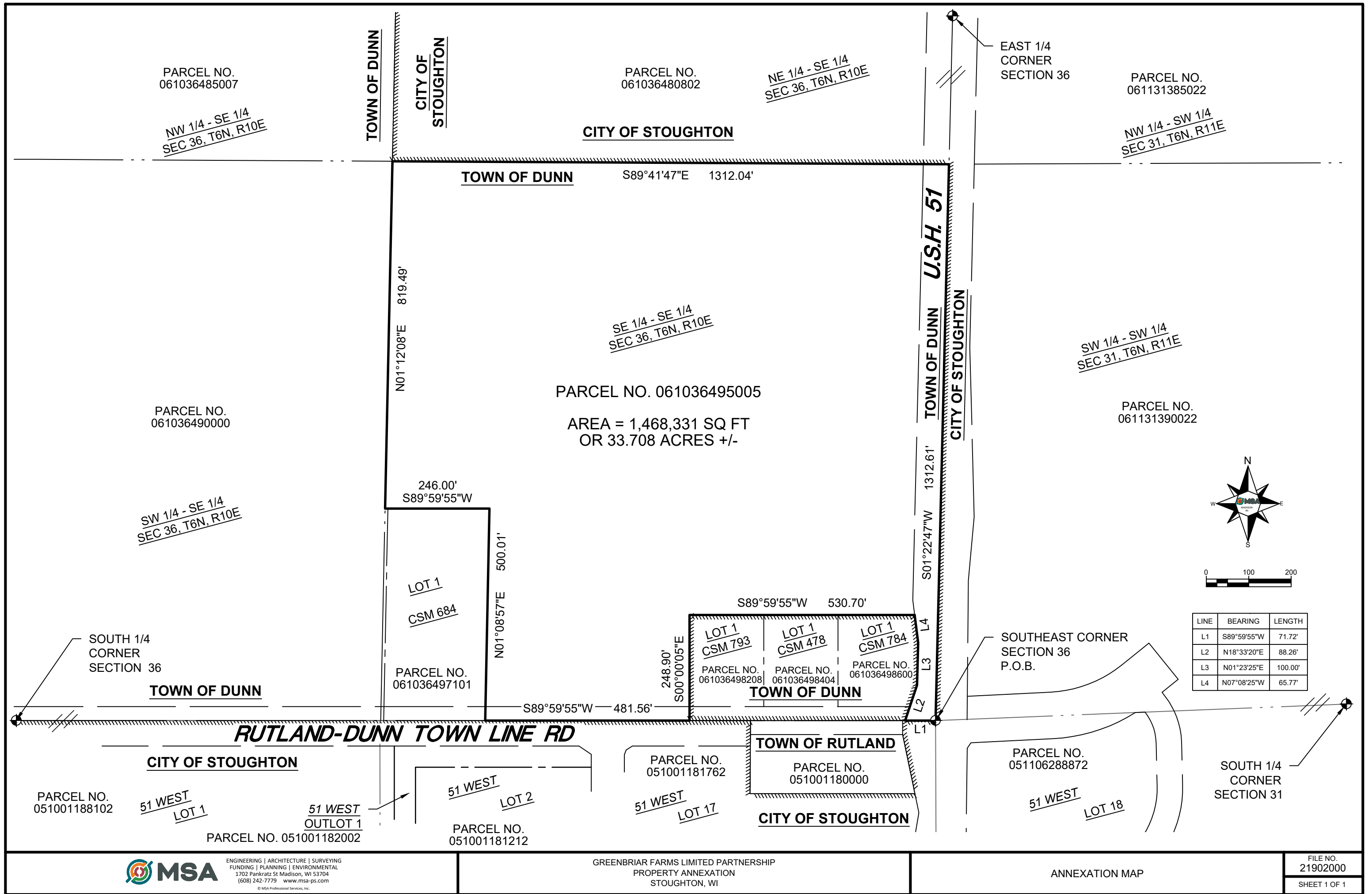
Said parcel contains 1,468,331 square feet or 33.708 acres more or less including areas to the northwest of the intersection of U.S.H. 51 and Rutland Dunn Town Line Road.

There are no persons residing in the territory.

Dated this 18th day of July 2023

Signed  Sheryl Anderson 07/17/23

Greenbriar Farms Ltd. Partnership
Sheryl Anderson, Managing Partner
754 U.S.H. 51
Stoughton, WI 53589



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: Anderson

Petition Number: ~~14602~~ 14608

1. Territory to be annexed: From TOWN OF DUNN

To CITY OF STOUGHTON

2. Area (Acres): 33.708

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 19.88

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 99.40

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: _____

5. Approximate present land use of territory:

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

Undeveloped: 100%

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

Residential: 80% Recreational: _____% Commercial: _____% Industrial: _____%

Other: 20%

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 - Mix of Residential & Commercial, North - undeveloped, east - undeveloped but working on development plans for area east of USH 51

In the town?: Farmland & residences

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. < 3 _____

Urban service area amendment application has been submitted to CARPC to add this area to the Stoughton Urban Service Area

Water Supply immediately ☒ ☐
or, write in number of years. < 3 _____

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: See Separate Page

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

c. How will the land be zoned and used if annexed? Under City zoning it is likely to be zoned Planned Mixed Use that can accommodate Multi-family residential, Planned Business, Recreation/Open Space, Institutional, Planned Office

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:

The City of Stoughton has been working with STI, Inc. regarding the development of the lands across USH 51 from this site and plan to incorporate this area into those development discussions. The city is also working with the DOT regarding their plans to improve USH 51 in this area in 2026.

Prepared by: ☐ Town ☒ City ☐ Village

Name: Rodney Scheel

Email: rjscheel@cityofstoughton.com

Phone: 608-873-6619

Date: 6/22/2023

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

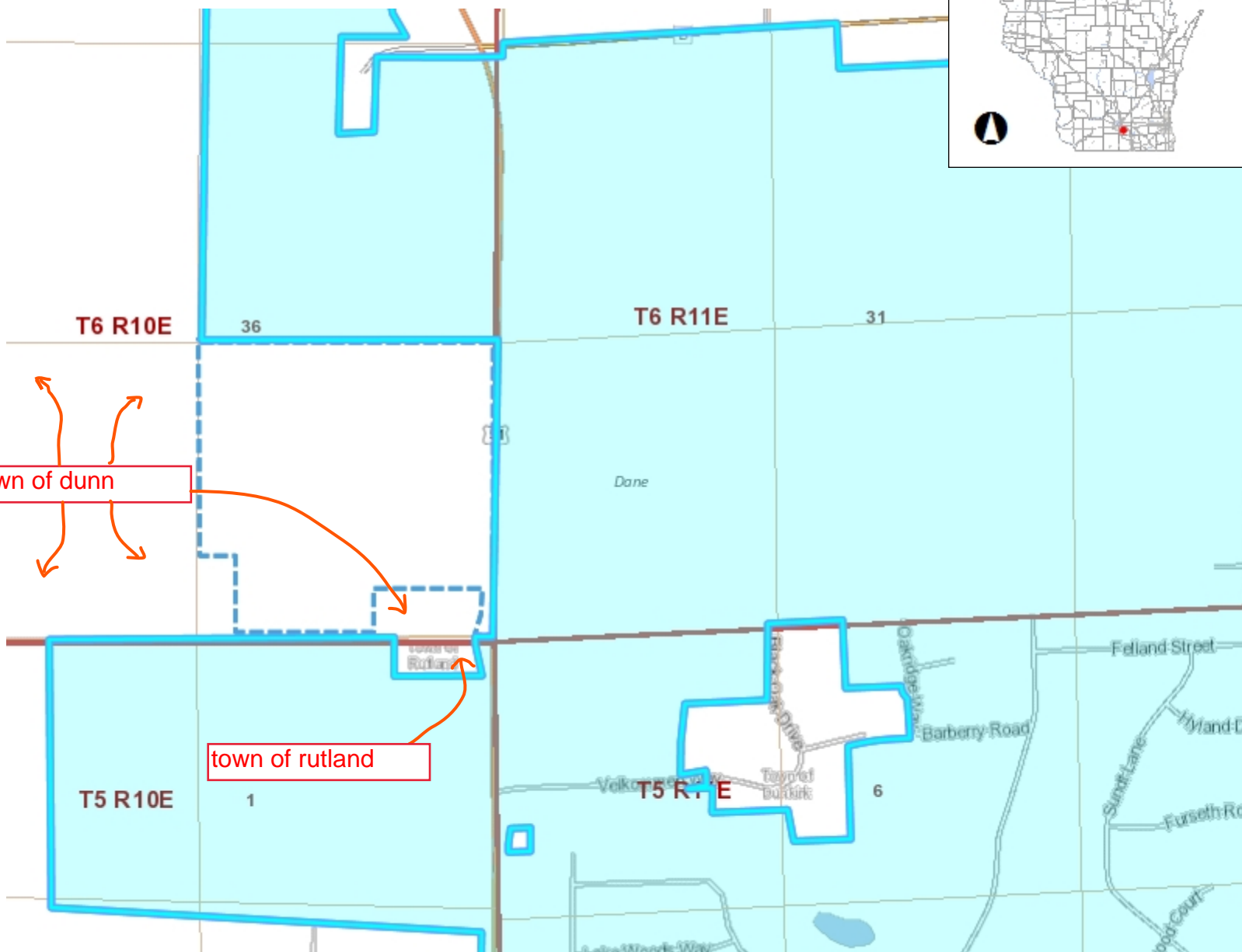


Surface Water Data Viewer Map



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



0.3 0 0.13 0.3 Miles

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. 6, Range 10 East 4th Mer. Wis. Ter.



Meanders of Lakes & ponds			
Point	Course	Dist	Point
Deep Pond in Sec 10	N 65° E	2967	
27 28 29 30	N 68° E	450	
16 East	N 63° E	1480	
15 N 63° E	N 33° E	4750	
N 30° E	N 38° E	1550	
N 8° N	N 51° E	2730	
N 79° N	N 17° E		
N 67° N	N 5° E		
N 50° N	N 16° E		
N 56° N	N 25° E		
N 67° N	N 45° E		
N 54° N	N 65° E		
N 20° N	N 14° E		
N 37° N	N 14° E		
N 12° N	N 15° E		
N 13° E	N 12° E		
N 20° N	N 20° E		
N 30° E	N 40° E		
N 68° E	N 13° E		
N 31° E	N 11° E		
N 65° N	N 40° E		
N 70° N	N 12° E		
N 31° N	N 7° E		
N 39° E	N 3° E		
N 86° E	N 65° E		
N 32° E	N 45° E		
N 47° E	N 10° E		
N 57° E	N 11° E		
N 52° E	N 11° E		
N 39° E	N 5° E		
N 89° E	N 534° E		
Meanders of 2 nd Lake			
N 20° E	N 8° E		
N 37° N	N 7° E		
N 39° N	N 10° E		
N 65° N	N 23° E		
N 38° N	N 20° E		
N 39° E	N 9° E		
N 9° N	N 5° E		
N 25° E	N 9° E		
N 17° N	N 53° E		
N 36° N	N 16° E		
N 35° N	N 58° E		
N 5° N	N 10° E		
N 70° N	N 7° E		
N 60° N	N 7° E		
N 46° N	N 9° E		
N 12° N	N 11° E		
N 39° N	N 65° E		
N 66° N	N 11° E		
N 47° N	N 13° E		
N 40° N	N 54° E		
N 17° N	N 8° E		
N 88° N	N 45° E		
N 77° N	N 20° E		
N 88° N	N 10° E		
N 69° N	N 15° E		
N 31° N	N 25° E		
N 32° E	N 59° E		
N 19° E	N 157° E		
N 72° N	N 30° E		
N 53° N	N 10° E		
N 32° E	N 8° E		
N 75° E	N 11° E		
N 86° E	N 57° E		
N 12° E	N 62° E		
N 43° N	N 65° E		
N 72° N	N 33° E		
N 1° E	N 32° E		
N 31° E	N 20° E		
N 45° E	N 14° E		
N 27° N	N 140° E		

The above Map of Township N. 6. of Range N. 10 East of the 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
J. H. Smith, Surveyor General



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>

August 8, 2023

PETITION FILE NO. 14608

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

CATHY HASSLINGER, CLERK
TOWN OF DUNN
4156 COUNTY ROAD B
MCFARLAND, WI 53558-9754

Subject: GREENBRIAR FARMS LTD. PARTNERSHIP ANNEXATION

The proposed annexation submitted to our office on July 18, 2023, has been reviewed and found to be in the public interest. This is a re-submittal of a previously reviewed petition – MBR #14602 – on July 10, 2023.

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.

Note: The bearing in line 11 of the metes and bounds description should be shown as N 01deg 12min 18sec *E* (typo in description).

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 14608 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=2682>. Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner