

**PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS CONSENT
PURSUANT TO § 66.0217(2) OF THE WISCONSIN STATUTES**

Filed with:

and:

Karla Endres
Village Clerk
Village of Waunakee
500 W Main Street
Waunakee, WI 53597

Dianah Fayas
Town of Springfield
Clerk-Treasurer
6157 County Highway P
Dane, Wisconsin 53529

The undersigned, constituting all of the owners of the real property described on the attached Exhibit A and depicted on the scale map attached as Exhibit B, which property is currently located within the Town of Springfield and is contiguous to the Village of Waunakee, hereby petition the Village Board of the Village of Waunakee to annex said territory to the Village of Waunakee.

The territory proposed for annexation from the Town of Springfield to the Village of Waunakee consists of the following tax parcels: 056/0808-011-8000-9; 056/0808-014-8690-2; 056/0808-014-8190-7; 056/0808-014-9500-9; 056/0808-121-8070-2. There are no electors residing within the territory to be attached and the population of the territory to be attached is zero.

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

This Petition for Annexation has been executed by the owners of all of the real property within the territory to be annexed and is filed pursuant to Wis. Stats. § 66.0217(2).

[continued on following page]

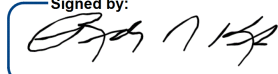
NOTE: A copy of this petition together with the legal description of the Territory and scale map described herein will be filed with the Clerk of the Village of Waunakee and with the Clerk of the Town of Springfield. A copy will also be mailed to the Wisconsin Department of Administration for review.

NOW THEREFORE, the undersigned owners hereby petition the Village Board of the Village of Waunakee to annex the Territory.

Dated this 4th day of October, 2024.

OWNERS:

MARILYN KARLS REAL ESTATE LIMITED PARTNERSHIP

Signed by:

By: 8609E2D4GDCE4AF...
Randy Karls, Authorized Representative

A & M KARLS, LLC

Signed by:

By: C35CA38A25FE492...
Raymond G. Karls, Authorized Representative

EXHIBIT A

LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED

North Area:

T8N R8E

A parcel of land located in the Northeast ¼ of the Northeast ¼ of Section 1, Town of Springfield, Dane County, Wisconsin being more particularly described as follows:

Beginning at the Northeast corner of said Section 1 also being on the current western boundary of the Village of Waunakee; thence S 00°09'54" W along the east line of said Northeast ¼ and said western Village boundary line, 1082.64 feet to the north line of Certified Survey Map No. 2142; thence N 89°58'34" W along said north line, 730.00 feet to the west line of said Certified Survey Map No. 2142; thence

south

S 00°09'54" W along said west line, 244.00 feet to the **north** line of the Northeast ¼ of the Northeast ¼ of said Section 1; thence N 89°58'34" W along said south line, 595.29 feet to the west line of said Northeast ¼ of the Northeast ¼; thence N 00°08'59" E along said west line, 1335.56 feet to the north line of said Northeast ¼ of Section 1; thence S 89°35'26" E along said north line, 1325.65 feet to the point of beginning. This described parcel contains 36.41 acres and is subject to a road right of way over the most southerly part thereof.

Also,

South Area:

T8N R8E

A parcel of land located in the Northwest, Northeast and Southeast ¼'s of the Southeast ¼ of Section 1, and in the Northeast ¼ of the Northeast ¼ of Section 12, all in the Town of Springfield, Dane County, Wisconsin being more particularly described as follows:

Beginning at the Northeast corner of said Section 12; thence S 89°05'13" W along the north line of said Northeast ¼, 645.79 feet; thence S 01°06'44" W, 718.91 feet to the northwesterly right of way of State Highway 19; thence S 38°27'17" W along said right of way, 73.50 feet; thence continue along said right of way S 58°38'47" W, 25.39 feet; thence N 01°06'44" E, 201.91 feet; thence S 83°23'03" W, 211.69 feet; thence S 56°27'21" W, 194.84 feet; thence S 63°19'40" W, 185.06 feet; thence S 00°09'25" W, 229.15 feet to the northerly right of way of State Highway 19; thence S 86°13'38" W along said right of way, 66.16 feet to the west line of said Northeast ¼ of the Northeast ¼ of said Section 12; thence N 00°09'25" E along said west line, 1025.48 feet to the southwest corner of the Southeast ¼ of the Southeast ¼ of said Section 1; thence N 00°08'54" E along the west line of said Southeast ¼ of the Southeast ¼ and the west line of the Northeast ¼ of the Southeast ¼ of said Section 1, 1666.86 feet; thence S 89°25'54" W, 1325.04 feet to the west line of the Northwest ¼ of the Southeast ¼ of said Section 1; thence N 00°08'55" E along said west line, 334.97 feet; thence N 89°30'02" E, 2650.04 feet to the east line of the Southeast ¼ of said Section 1 also being the existing Village of Waunakee boundary; thence S 00°08'53" W along said east line and boundary and the extension of that boundary, 1990.68 feet to the point of beginning. This described parcel contains 81.81 acres and is subject to a road right of way over the most easterly part thereof.

EXHIBIT B

SCALE MAP OF TERRITORY TO BE ANNEXED

[Attached]



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

ANNEXATION MAP

NORTH AREA

TOWN OF VIENNA

TOWN OF VIENNA

S 89°35'26" E 1325.65

NE CORNER
SEC. 1-8-8

PARCEL #080801180009
36.41 ACRES OR
1,586,199 SQ. FT.

N 00°08'59" E 1335.56

S 00°09'54" W
1082.64

NW 1/4
NE 1/4

NE 1/4
SE 1/4

TOWN OF SPRINGFIELD

VILLAGE OF WAUNAKEE

K O P P

R D

N 89°58'34" W
595.29

N 89°58'34" W
730.00
S 00°09'54" W
244.00

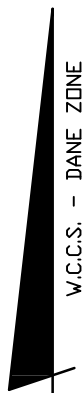
TOWN OF SPRINGFIELD

TOWN OF SPRINGFIELD

HELLENBERAND RD

SW 1/4
SE 1/4

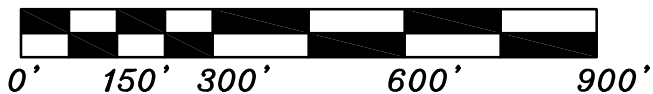
SE 1/4
NE 1/4



W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION 1
LINE TO BEAR S 00°08'53" W

PREPARED FOR:
MARILYN KARLS REAL
ESTATE LTD PARTNERSHIP
& A&M KARLS LLC
S2649 HASTINGS RD
REEDSBURG, WI 53959

SCALE 1" = 500'





WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

ANNEXATION MAP

SOUTH AREA

PREPARED FOR:
MARILYN KARLS REAL
ESTATE LTD PARTNERSHIP
& A&M KARLS LLC
S2649 HASTINGS RD
REEDSBURG, WI 53959

CENTER CORNER
SEC. 1-8-8

E 1/4 CORNER
SEC. 1-8-8

TOWN OF SPRINGFIELD

TOWN OF SPRINGFIELD

HELLEN BRAND RD

VILLAGE OF WAUNAKEE

334.97
N 00°08'55" E

N 89°30'02" E 2650.04
PARCEL #080801486902
10.16 ACRES OR
442,753 SQ. FT.
S 89°25'54" W 1325.04

PARCEL #080801481907
20.23 ACRES OR
881,284 SQ. FT.

S 00°08'53" W 663.56
1990.68

V.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION 1
LINE TO BEAR S 00°08'53" W

TOWN OF SPRINGFIELD

S 00°08'53" W

TOWN OF WESTPORT

N 1/4 CORNER
SEC. 12-8-8

N 00°08'54" E 1666.86

PARCEL #080801495009
40.46 ACRES OR
1,762,574 SQ. FT.

S 89°05'13" W 645.79
NE CORNER
SEC. 12-8-8

N 00°09'25" E 1025.48

PARCEL #080812180702
10.96 ACRES OR
477,314 SQ. FT.

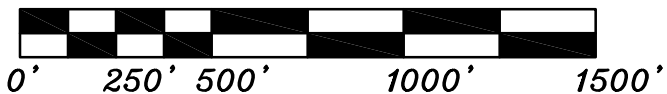
N 01°06'44" W 718.91

L1 L2 L3 L4 L5 L6 L7 L8
HWY 19

TOWN OF SPRINGFIELD

LINE	BEARING	DISTANCE
L1	S 38°27'17" W	73.50
L2	S 58°38'47" W	25.39
L3	N 01°06'44" E	201.91
L4	S 83°23'03" W	211.69
L5	S 56°27'21" W	194.84
L6	S 63°19'40" W	185.06
L7	S 00°09'25" W	229.15
L8	S 86°13'38" W	66.16

SCALE 1" = 500'



REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed:	From Town of:	To City/Village of:
Karls - 14708	Springfield	Waunakee

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

- Y (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county
- Y (2) Contiguous with existing village/city boundaries
- N (3) Creates an island area in Township (completely surrounded by city)
- N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

- Y (1) Identify owner(s) of annexed land
- Y (2) Identify parcel ID numbers included in annexation.
- Y (3) Identify parcel ID numbers being split by annexation
- Y (4) North arrow
- Y (5) Graphic Scale
- Y (6) Streets and Highways shown and identified
- N (7) Legend
- Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

Parcel 0808-121-8070-2 is being split by this proposed annexation.

Prepared by: Troy Everson
 Title: Land Records Administrator
 Phone: 608-261-9750
 Date: 10/10/24

Please **RETURN PROMPTLY** to:
 Municipal Boundary Review
 PO Box 1645
 Madison WI 53701
 (608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov

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: **Karls**

Petition Number: **14708**

1. Territory to be annexed: From **TOWN OF SPRINGFIELD** To **VILLAGE OF WAUNAKEE**

2. Area (Acres): 118.22

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 499.76

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 2,498.80

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: 100% 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?

residential

In the town?: agriculture

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 land use designation for urban residential development

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: lift station \$500,000 for south parcels

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? A-1 (EX)

c. How will the land be zoned and used if annexed? A-1 Agricultural/Holding

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 village Comprehensive Plan will be updated in 2025, and these parcels will be designated Future Residential with consent from the landowners.

Prepared by: Town City Village

Please **RETURN PROMPTLY** to:

Name: Lauren Dietz

wimunicipalboundaryreview@wi.gov

Email: ldietz@waunakee.com

Municipal Boundary Review

Phone: (608) 850-2830

PO Box 1645, Madison WI 53701

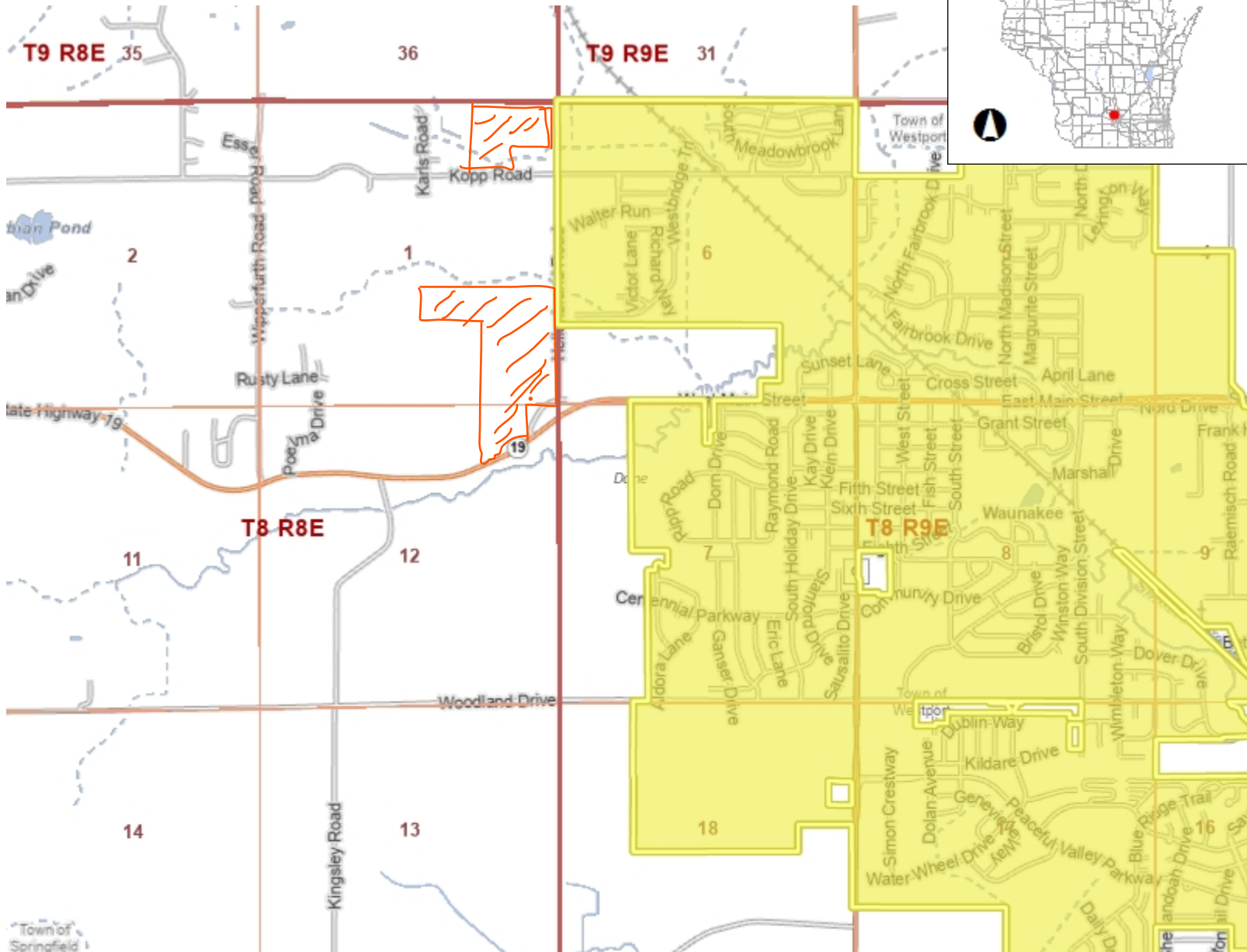
Date: 10/18/2024

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

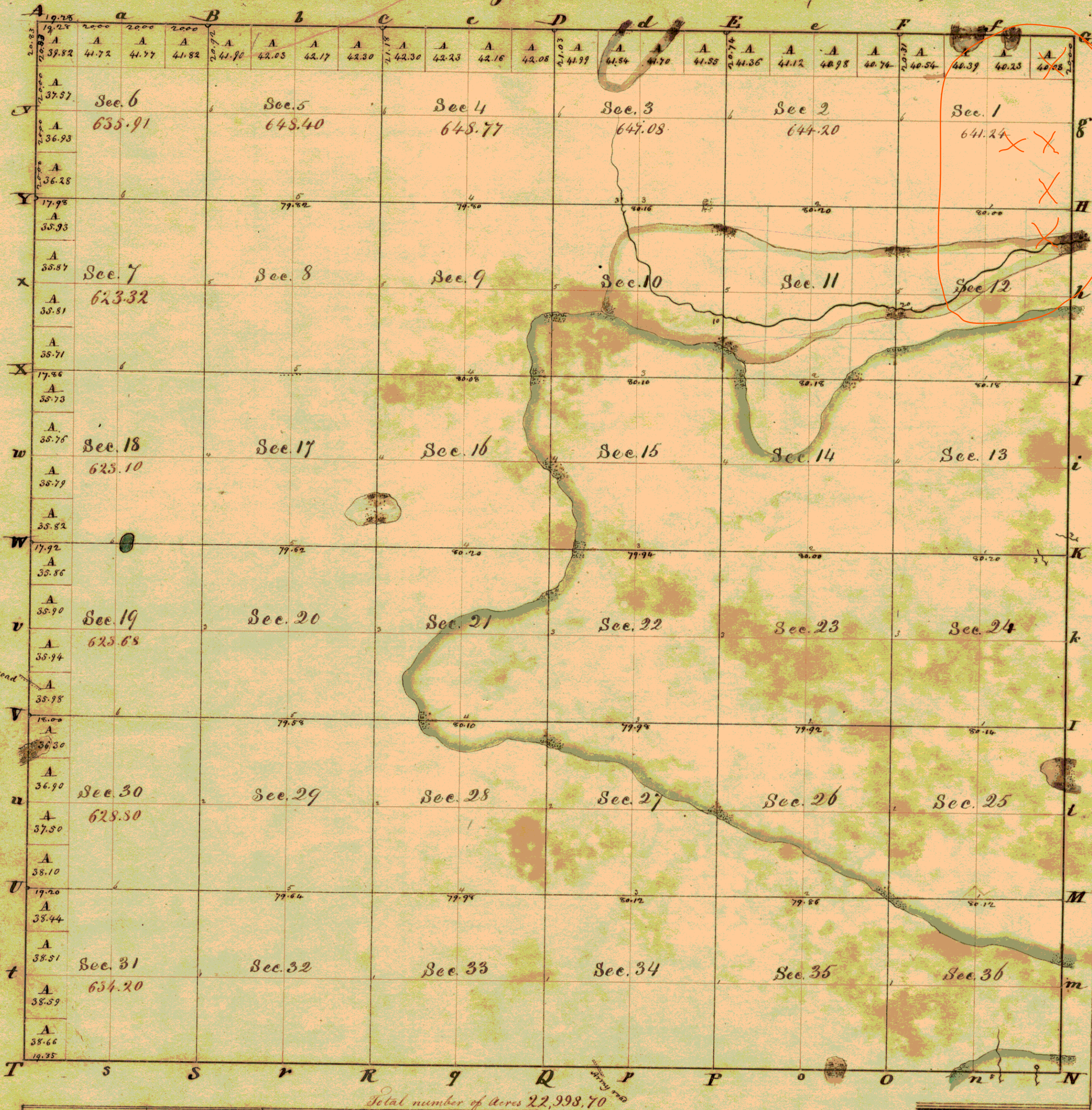
1: 31,680

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. 8 N. Range N. 8 East 4th Mer. (Wis. Ter.)

144-14



Total number of Acres 22,998.70

Surveys Designated	By whom Surveyed	Date of Contract	Am't. of Survey	When Surveyed	When h'ly & c'ly. in Div. Gen. Sect.
Lower Part Acreage - Subdivisions	John Mullett	4 th of 1831	M. Ct. 16, 59.75. 11	1 st of 1833	3 rd of 1833.

The above map of Township N. 8, Range N. 8 East, 4th Meridian North West Division, 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, May 27th 1834

M. T. Williams
Secy Genl



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>

October 28, 2024

PETITION FILE NO. 14708

KARLA ENDRES, CLERK
VILLAGE OF WAUNAKEE
PO BOX 100
WAUNAKEE, WI 53597-0100

DIANAH FAYAS, CLERK
TOWN OF SPRINGFIELD
6157 COUNTY RD P
DANE, WI 53529-9760

Subject: KARLS ANNEXATION

The proposed annexation submitted to our office on October 08, 2024, 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 Village of Waunakee, which is able to provide needed municipal services.

Note: The legal descriptions of the territory to be annexed should state that the territory is in Town 8 North, Range 8 East. In the North Area description, the call ...244.00 feet to the north line of the Northeast ¼ of the Northeast ¼ ... should be to the south line of the Northeast ¼ of the Northeast ¼.

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 14708 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=2782>
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, written over a white background.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner