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

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January 9, 2026

PETITION FILE NO. 14821

CALLISTA LUNDGREN, CLERK  
VILLAGE OF DEFOREST  
120 S STEVENSON STREET  
DE FOREST, WI 53532-1505

KATHLEEN CLARK, CLERK  
TOWN OF VIENNA  
7161 COUNTY HIGHWAY I  
DE FOREST, WI 53532-1946

Subject: SNYDER REVOCABLE LIVING TRUST ET AL ANNEXATION

The proposed annexation submitted to our office on December 12, 2025, has been reviewed as required by Wis. Stat. § 66.0217(6). At this time, the annexation, as submitted, does not sufficiently address one of the two statutory considerations necessary to find that the proposed annexation is in the public interest.

In determining whether an annexation is in the public interest, Wis. Stat. § 66.0217(6) requires the Department of Administration (the “Department”) to consider “[w]hether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town or by some other village or city whose boundaries are contiguous to the territory proposed for annexation...” Wis. Stat. § 66.0217(6)(c)1. The statute also requires the Department to examine “[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city....” to ensure the resulting boundaries are rational and compact. Wis. Stat. § 66.0217(6)(c)2. As discussed below, the Department advises that the proposed annexation does not, at this time, sufficiently address the first public interest consideration outlined in the statute.

In this case, the questionnaire and questionnaire supplement returned by the Village of Deforest indicates that water and sewer services are a key motivating factor for this annexation, and the landowners’ proposal for industrial development would necessitate adequate availability of these services. In instances where services provision is necessary to the planned development motivating the annexation, to determine whether the services can clearly be better supplied by the town or some other village or city contiguous to the territory as proposed, the Department evaluates whether there is established evidence that the annexing municipality can feasibly provide the services. Examples of this type of evidence include demonstration that the area is within/consistent with the municipality’s comprehensive plan and the comprehensive plan is consistent with the intent of the annexation; demonstration that the area is within the sewer service area, either entirely or partially; approved area plans such as engineering studies, or other feasibility-type studies and plans demonstrating the overall capacity needs of the proposed uses; or other officially adopted actions/evidence that validate feasibility.

While the Village presented a diagram associated with a future services provision, extending the sewer and water services to the proposed annexation area appear to be in the very early planning stages. It is the Department’s opinion that the Village’s supplemental information, while helpful, falls short of establishing need, capacity, and feasibility of services.

The Department notes that at this time, the entire proposed annexation territory remains outside of the Village of Deforest’s approved sewer service area as shown by the attached map (Exhibit A). This means that provision of these key municipal services first requires application for a sewer service area amendment through Capital Area

Regional Planning Commission and the Wisconsin Department of Natural Resources. Wisconsin Stat. § 66.0821 limits provision of municipal sewer services to State approved sewer service area plans. Given the size of the annexation territory, its location outside the approved sewer service area, and the remaining steps necessary to make provision of services feasible, the Department believes the petition does not adequately address this statutory consideration in its current form.<sup>1</sup>

The petitioner indicates that a Village ordinance requires that annexation must predate the extension of sewer and water services. Village Code § 8.52(3). The Village has indicated that a Comprehensive Plan and Urban Service Area amendments will be pursued only after annexation has been approved by the Village. The Department does not believe that Village ordinance or any other state law would prohibit the Village from engaging in activities that predate the extension to establish feasibility, such as amending the urban service area prior to annexation under Village Code § 8.52(1)(a) or developing further information.

The second statutory consideration relates to the “shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city.” Wis. Stat. § 66.0217(6)(c)2. Here, the Department believes that the statutory consideration is addressed. While the Department notes that the proposed parcels do have an irregular shape with minimal contiguity to the current Village boundaries, similarly irregularly shaped annexations with protrusion into the town for which the land was annexed have been upheld by courts. While not dispositive here, it is notable that the Village’s questionnaire indicates it has plans to annex additional parcels of land to improve the contiguity and homogeneity of the land over time. The Department notes that the communities can consider developing a boundary agreement under Wis. Stat. §§ 66.0301 or 66.0307 to proactively and mutually resolve the type of land use and intergovernmental issues raised by an annexation and development proposal of this size and potential impact.

The Department reminds clerks of annexing municipalities of the requirements of Wis. Stat. § 66.0217(9)(a).

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 14821 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 will be made available for viewing at: <http://mds.wi.gov/View/Petition?ID=2895>  
Please call me at (608) 266-7043, should you have any questions concerning this annexation review.

#### Legal Description and Scale Map Notes:

1. The legal description of the territory to be annexed must include reference to all ¼-sections in which the territory lies pursuant to Wis. Stat. § 66.0217(1)(c)1.
2. The chord length of the annexation boundary curve C1 should be included in the legal description and scale map.
3. The last sentence of the legal description appears to indicate that adjacent road right-of-way is also included as part of this annexation. Specifically, the legal description’s last sentence reads “Including portions of all

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<sup>1</sup> The Department made a similar finding in a recent City of Eau Claire annexation, roughly one-quarter the size, where sewer and water service was a motivating factor. In that annexation, the Department weighed the continuation of services to the annexed territory by the Town against the potential for newly established services by the City, and found that because the City was still in the nascent stages of planning and approvals for the service provision, an annexation by the City did not yet meet the requirements to find in the public interest. See Petition File No. 14502, 05/23/2022. In this case, there is conflicting information in the file as to whether the Town can provide the subject services. The Town’s Annexation Review Questionnaire states that the Town can provide sewer services. The petitioner asserts that the Town cannot provide services.

immediately abutting and previously dedicated road rights of way of Patton Road, Hahn Road, County Road DM and Wibu Road that are not previously annexed.” If these road right-of-way sections are in fact to be included as part of this annexation, then Wis. Stat. § 66.0217(1)(c) and (g) requires that these be included in both the metes and bounds legal description and the scale map.

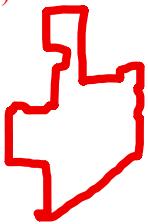
Sincerely,



Dawn Vick  
Administrator  
Division of Intergovernmental Relations  
State of Wisconsin – Department of Administration

cc: petitioner

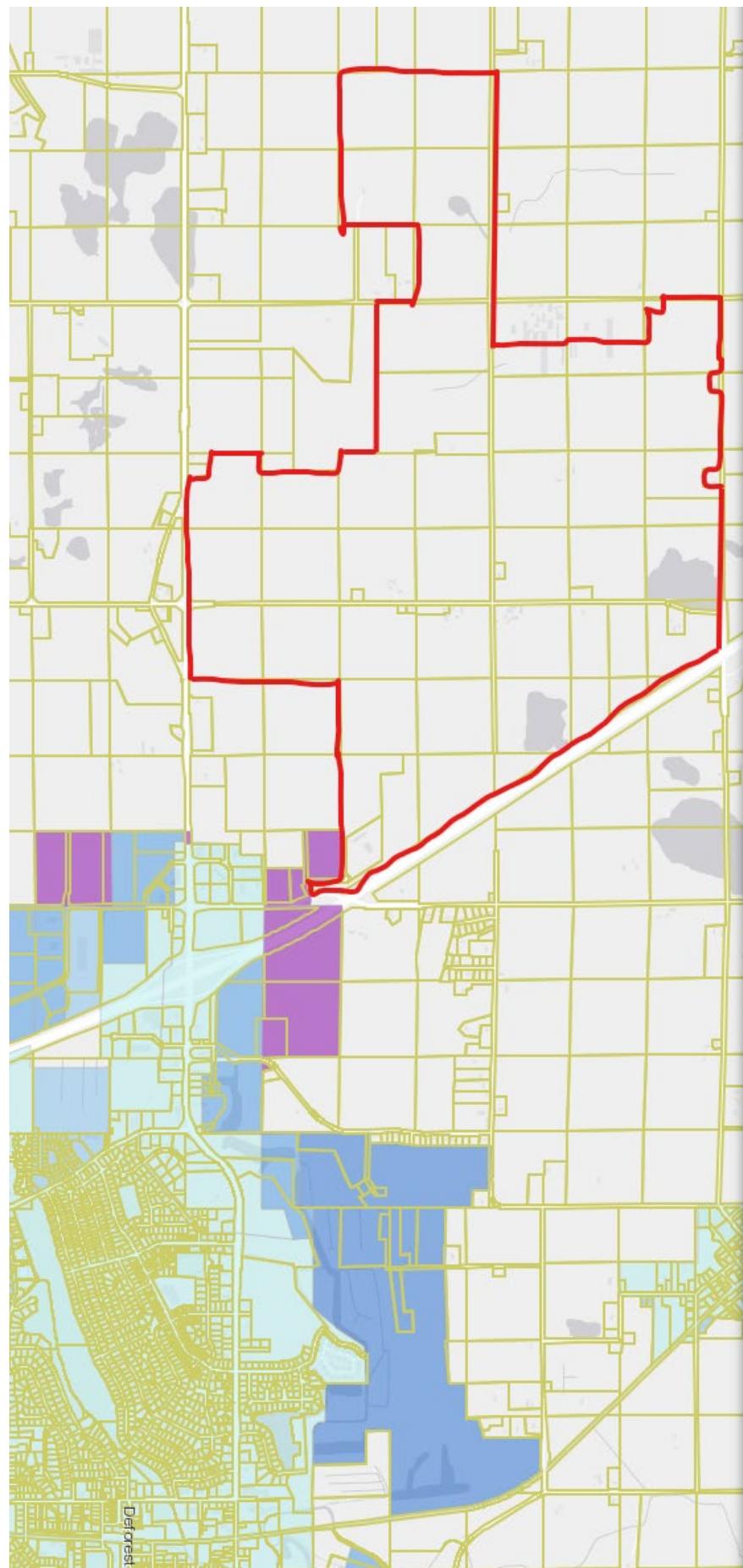
**EXHIBIT A:** Deforest Urban Service Area Map compared with Proposed Annexation Area (in red) 



## Urban Service Area Amendments

Year

- > 2020 - 2025
- > 2015 - 2020
- > 2005 - 2015
- > 2000 - 2005
- > 1990 - 2000
- 1970 - 1990



**NOTICE OF INTENTION TO CIRCULATE  
PETITION FOR ANNEXATION OF TERRITORY  
FROM TOWN OF VIENNA TO VILLAGE OF DEFOREST**

Date: December 12, 2025

PLEASE TAKE NOTICE that the Peter E. Snyder and Alla Snyder Revocable Living Trust dated October 14, 2024, and any amendments thereto (whose post office address is 900 Allison Street, Sun Prairie, WI 53590) has caused this Class 1 Notice of Intention to Circulate an Annexation Petition to be published with respect to the annexation from the Town of Vienna, Dane County, Wisconsin to the Village of DeForest, Dane County, Wisconsin of the territory legally described on the attached Exhibit A.

The scale map describing the territory proposed to be annexed is also included on the attached Exhibit A and may be inspected at the office of the Town of Vienna Town Clerk and at the office of the Village of DeForest Village Clerk at the addresses below:

Kathleen Clark, Town Clerk  
Town of Vienna  
7161 County Highway I  
DeForest, WI 53532

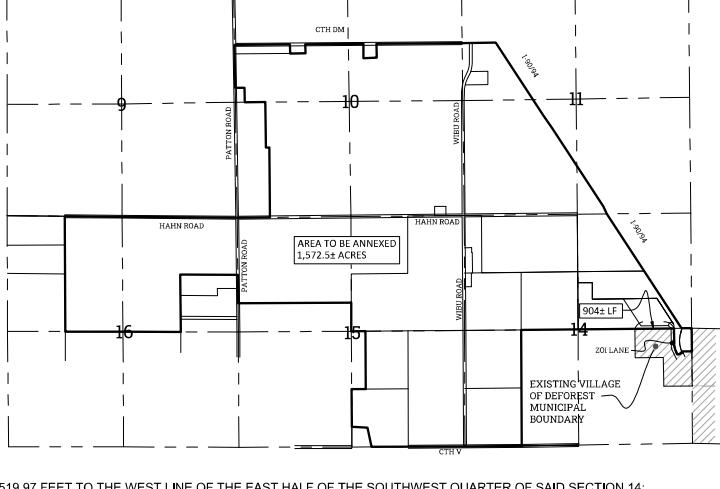
Calli Lundgren, Village Clerk  
Village of DeForest  
120 South Stevenson Street  
DeForest, WI 53532

Not less than ten (10) days nor more than twenty (20) days from the date this Class 1 Notice is published, an annexation petition shall be circulated for signature.

## EXHIBIT A



### LEGAL DESCRIPTION AND SCALE MAP OF TERRITORY TO BE ANNEXED



3519.97 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14;  
THENCE SOUTH 00 DEGREES 15 MINUTES 08 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 2662.69 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;  
THENCE SOUTH 89 DEGREES 11 MINUTES 21 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 1309.59 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14;  
THENCE SOUTH 89 DEGREES 50 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF AFORESAID SECTION 15, A DISTANCE OF 2150.14 FEET TO A POINT 453.6 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;  
THENCE NORTH 12 DEGREES 24 MINUTES 50 SECONDS WEST, A DISTANCE OF 450.63 FEET;  
THENCE NORTH 86 DEGREES 27 MINUTES 00 SECONDS WEST, A DISTANCE OF 359.40 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;  
THENCE NORTH 00 DEGREES 14 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 866.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;  
THENCE NORTH 89 DEGREES 45 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 325.53 FEET TO A POINT ON THE WEST LINE OF THE EAST THREE QUARTERS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;  
THENCE NORTH 00 DEGREES 14 MINUTES 34 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1330.24 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;  
THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 325.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15;  
THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 658.81 FEET;  
THENCE SOUTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, A DISTANCE OF 2606.93 FEET TO A POINT ON THE EAST LINE OF AFORESAID SECTION 16;  
THENCE NORTH 00 DEGREES 39 MINUTES 50 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 656.39 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;  
THENCE NORTH 89 DEGREES 41 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1327.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;  
THENCE SOUTH 00 DEGREES 32 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1318.88 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 16;  
THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1329.81 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16;  
THENCE NORTH 89 DEGREES 44 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1329.81 FEET TO SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER;  
THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 2650.70 FEET TO THE POINT OF BEGINNING;  
ALSO INCLUDING PORTIONS OF ALL IMMEDIATELY ABUTTING AND PREVIOUSLY DEDICATED ROAD RIGHTS-OF-WAY OF PATTON ROAD, HAHN ROAD, COUNTY ROAD DM AND WIBU ROAD THAT ARE NOT PREVIOUSLY ANNEXED.

# LANDS TO BE ANNEXED TO THE VILLAGE OF DeFOREST

PART OF SECTIONS 10, 11, 14, 15 & 16 ALL IN TOWNSHIP 9 NORTH, RANGE 9 EAST, IN THE TOWN OF VIENNA, DANE COUNTY, WISCONSIN

PARTS OF SECTIONS 10, 11, 14, 15 AND 16 ALL IN TOWNSHIP 9 NORTH, RANGE 9 EAST, IN THE TOWN OF VIENNA, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS AND DISTANCES ARE OBSERVED, GRID MEASUREMENTS TIED TO DANE COUNTY WISCONSIN COORDINATE REFERENCE SYSTEM, HORIZONTAL DATUM.

COMMENCING AT A FOUND MAG NAIL WITH WASHER AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 16;

THENCE SOUTH 89 DEGREES 31 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1324.19 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER FOR A POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 31 MINUTES 34 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1324.19 FEET TO A FOUND SURVEY SPIKE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE SOUTH 89 DEGREES 30 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2648.43 FEET TO THE NORTHWEST CORNER OF AFORESAID SECTION 15;

THENCE NORTH 89 DEGREES 28 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 756.72 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 33 SECONDS WEST, A DISTANCE OF 1604.40 FEET;

THENCE SOUTH 89 DEGREES 09 MINUTES 20 SECONDS WEST, A DISTANCE OF 85.00 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 33 SECONDS WEST, A DISTANCE OF 1047.37 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 10;

THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 478.71 FEET;

THENCE NORTH 00 DEGREES 59 MINUTES 16 SECONDS WEST, A DISTANCE OF 332.88 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 30 SECONDS WEST, A DISTANCE OF 212.36 FEET TO THE WEST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE NORTH 00 DEGREES 59 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTH HALF, A DISTANCE OF 987.12 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF;

THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 1280.77 FEET;

THENCE SOUTH 01 DEGREES 51 MINUTES 46 SECONDS EAST, A DISTANCE OF 208.53 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 35 SECONDS EAST, A DISTANCE OF 350.00 FEET;

THENCE NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 208.94 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH HALF;

THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 992.26 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 347.15 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, A DISTANCE OF 329.28 FEET;

THENCE NORTH 87 DEGREES 58 MINUTES 31 SECONDS EAST, A DISTANCE OF 305.81 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 49 SECONDS WEST, A DISTANCE OF 320.90 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH HALF;

THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 1971.34 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF AFORESAID SECTION 11;

THENCE NORTH 89 DEGREES 08 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 772.43 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90/94;

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**Kimley»Horn**  
4201 WINFIELD ROAD, SUITE 600  
WARRENVILLE, IL 60555

LANDS TO BE ANNEXED TO THE VILLAGE  
OF DEFOREST, WI

Weaver  
Consultants  
Group  
NAPERVILLE, ILLINOIS  
(630) 717-4845 [www.wcgp.com](http://www.wcgp.com)

DRAWN BY:	CPIV
REVIEWED BY:	MDB/JTB
DATE:	12/03/2025
FILE:	807735709 COMBINED ANNEXATION DWG
SHEET 6 OF 8	

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# LANDS TO BE ANNEXED TO THE VILLAGE OF DeFOREST

PART OF SECTIONS 10, 11, 14, 15 & 16 ALL IN TOWNSHIP 9 NORTH, RANGE 9  
EAST, IN THE TOWN OF VIENNA, DANE COUNTY, WISCONSIN

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE (5) COURSES;

- (1) THENCE SOUTH 33 DEGREES 13 MINUTES 18 SECONDS EAST, A DISTANCE OF 2010.63 FEET;
- (2) THENCE SOUTH 34 DEGREES 52 MINUTES 01 SECONDS EAST, A DISTANCE OF 347.22 FEET;
- (3) THENCE SOUTH 33 DEGREES 13 MINUTES 00 SECONDS EAST, A DISTANCE OF 2152.92 FEET;
- (4) THENCE SOUTH 25 DEGREES 36 MINUTES 25 SECONDS EAST, A DISTANCE OF 188.79 FEET;
- (5) THENCE SOUTH 33 DEGREES 13 MINUTES 00 SECONDS EAST, A DISTANCE OF 3142.44 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 89 DEGREES 22 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 232.01 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 533.65 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 50 SECONDS WEST, A DISTANCE OF 232.42 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF CTH I AND THE NORTHERLY RIGHT-OF-WAY OF ZOI LANE;

THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF ZOI LANE FOR THE FOLLOWING SIX (6) COURSES;

- (1) THENCE SOUTH 12 DEGREES 14 MINUTES 46 SECONDS WEST, A DISTANCE OF 33.13 FEET;
- (2) THENCE SOUTH 64 DEGREES 48 MINUTES 08 SECONDS WEST, A DISTANCE OF 70.40 FEET;
- (3) THENCE SOUTH 88 DEGREES 14 MINUTES 01 SECONDS WEST, A DISTANCE OF 32.70 FEET;
- (4) THENCE NORTH 25 DEGREES 09 MINUTES 40 SECONDS WEST, A DISTANCE OF 51.41 FEET TO A POINT OF CURVATURE;
- (5) THENCE ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET A LENGTH OF 214.53 FEET, AND A CHORD BEARING NORTH 12 DEGREES 53 MINUTES 56 SECONDS WEST;
- (6) THENCE NORTH 00 DEGREES 36 MINUTES 26 SECONDS WEST, A DISTANCE OF 340.44 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 14;

THENCE SOUTH 89 DEGREES 22 MINUTES 55 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 3519.97 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE SOUTH 00 DEGREES 15 MINUTES 08 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 2662.69 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE SOUTH 89 DEGREES 11 MINUTES 21 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 1309.59 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE SOUTH 89 DEGREES 50 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF AFORESAID SECTION 15, A DISTANCE OF 2150.14 FEET TO A POINT 453.6 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTH 12 DEGREES 24 MINUTES 50 SECONDS WEST, A DISTANCE OF 450.63 FEET;

THENCE NORTH 86 DEGREES 27 MINUTES 06 SECONDS WEST, A DISTANCE OF 359.40 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

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REVIEWED BY:	MDB/JTB
DATE:	12/03/2025
FILE:	8077-357-09 COMBINED ANNEXATION DRAWING
SHEET 7 OF 8	

# LANDS TO BE ANNEXED TO THE VILLAGE OF DeFOREST

PART OF SECTIONS 10, 11, 14, 15 & 16 ALL IN TOWNSHIP 9 NORTH, RANGE 9  
EAST, IN THE TOWN OF VIENNA, DANE COUNTY, WISCONSIN

THENCE NORTH 00 DEGREES 14 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 866.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTH 89 DEGREES 45 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 325.53 FEET TO A POINT ON THE WEST LINE OF THE EAST THREE QUARTERS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTH 00 DEGREES 14 MINUTES 34 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1330.24 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 325.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 658.61 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, A DISTANCE OF 2606.93 FEET TO A POINT ON THE EAST LINE OF AFORESAID SECTION 16;

THENCE NORTH 00 DEGREES 39 MINUTES 50 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 656.39 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE NORTH 89 DEGREES 41 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1327.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE SOUTH 00 DEGREES 32 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1318.88 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 16;

THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1329.81 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 16;

THENCE NORTH 89 DEGREES 44 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1329.81 FEET TO SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 2650.70 FEET TO THE POINT OF BEGINNING;

ALSO INCLUDING PORTIONS OF ALL IMMEDIATELY ABUTTING AND PREVIOUSLY DEDICATED ROAD RIGHTS-OF-WAY OF PATTON ROAD, HAHN ROAD, COUNTY ROAD DM AND WIBU ROAD THAT ARE NOT PREVIOUSLY ANNEXED.

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SHEET 8 OF 8	

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# LANDS TO BE ANNEXED TO THE VILLAGE OF DeFOREST

PART OF SECTIONS 10, 11, 14, 15 & 16 ALL IN TOWNSHIP 9 NORTH, RANGE 9  
EAST, IN THE TOWN OF VIENNA, DANE COUNTY, WISCONSIN

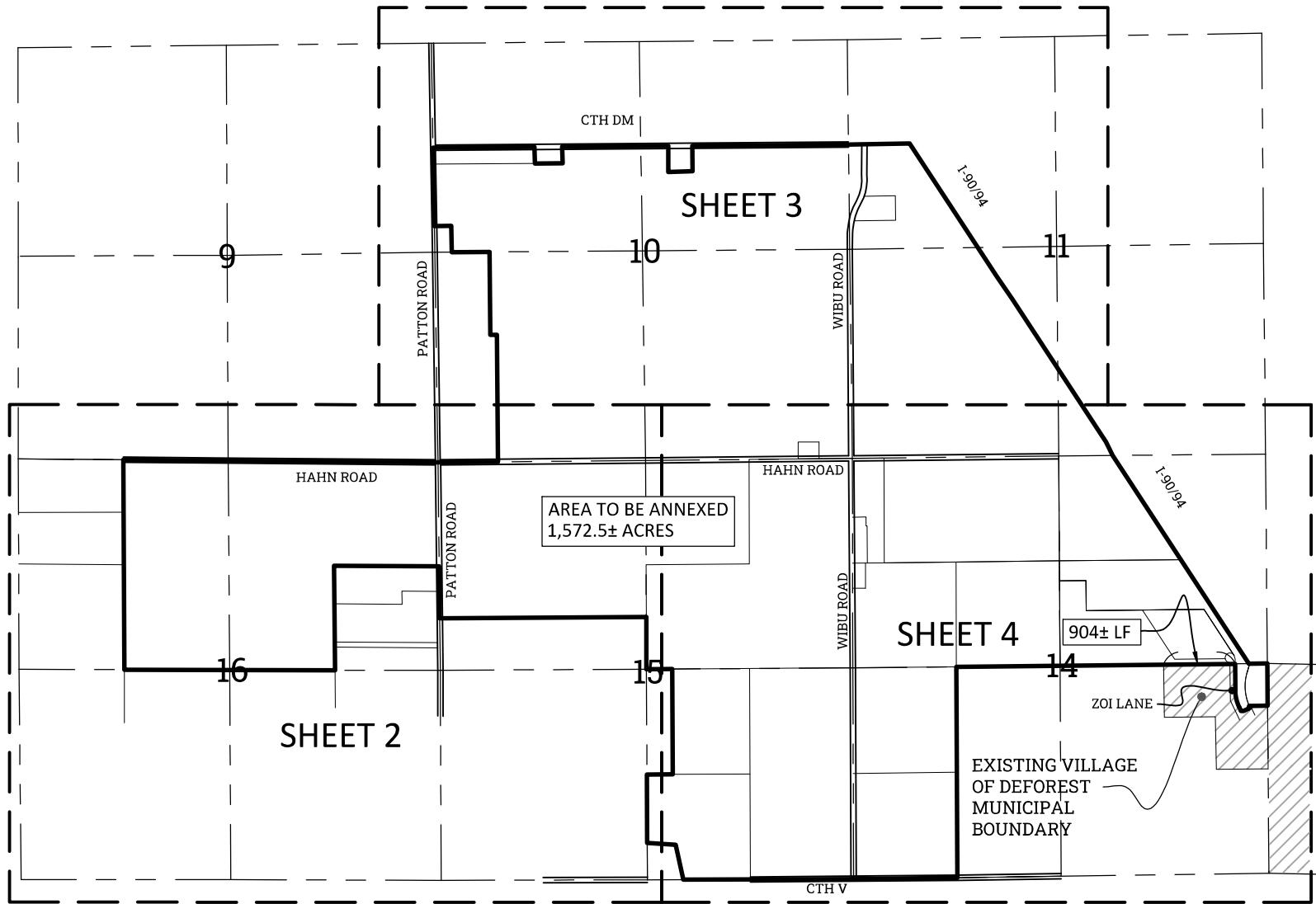
SCALE: 1" = 2000'  
0 1000' 2000' 4000'



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DRAWN BY: CPV  
REVIEWED BY: MDB/JTB  
DATE: 12/03/2025  
FILE: 8077-357-09 COMBINED  
ANNEXATION DRAWING  
SHEET 1 OF 8

Weaver  
Consultants  
Group  
NAPERVILLE, ILLINOIS  
(630) 717-4948 www.wcgtp.com



## LINE LEGEND

- ANNEXATION BOUNDARY
- SECTION LINE
- KEY MAP FOR DETAIL SHEETS
- LOT LINES

## KEY MAP

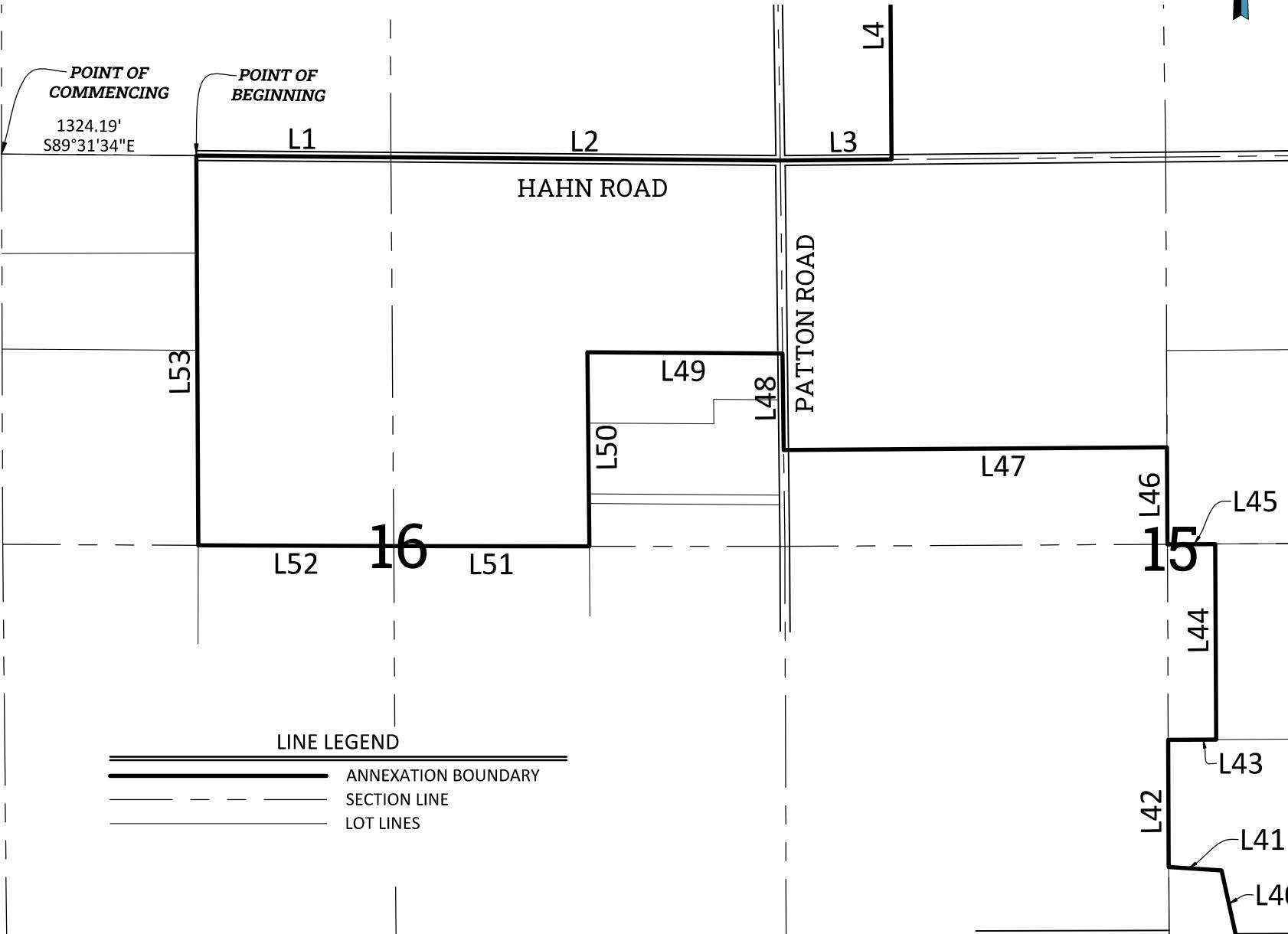
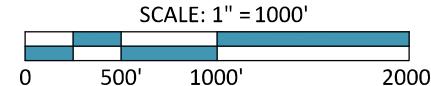
No.	DATE	REVISION DESCRIPTION

PREPARED FOR:  
**Kimley»Horn**  
4201 WINFIELD ROAD, SUITE 600  
WARRENVILLE, IL 60555

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# LANDS TO BE ANNEXED TO THE VILLAGE OF DeFOREST

PART OF SECTIONS 10, 11, 14, 15 & 16 ALL IN TOWNSHIP 9 NORTH, RANGE 9  
EAST, IN THE TOWN OF VIENNA, DANE COUNTY, WISCONSIN



PREPARED FOR:  
**Kimley»Horn**  
4201 WINFIELD ROAD, SUITE 600  
WARRENVILLE, IL 60555

LANDS TO BE ANNEXED TO THE VILLAGE  
OF DEFOREST, WI

4201 WINFIELD ROAD, SUITE 600  
WARRENVILLE, IL 60555



WEAVER  
CONSULTANTS  
GROUP  
NAPERVILLE, ILLINOIS  
(630) 717-4848 [www.wcgrp.com](http://www.wcgrp.com)

DRAWN BY: CPV  
REVIEWED BY: MBB/JTB  
DATE: 12/03/2025  
FILE: 8077-357-09  
ANNEXATION AWG

SHEET 2 OF 8

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# LANDS TO BE ANNEXED TO THE VILLAGE OF DeFOREST

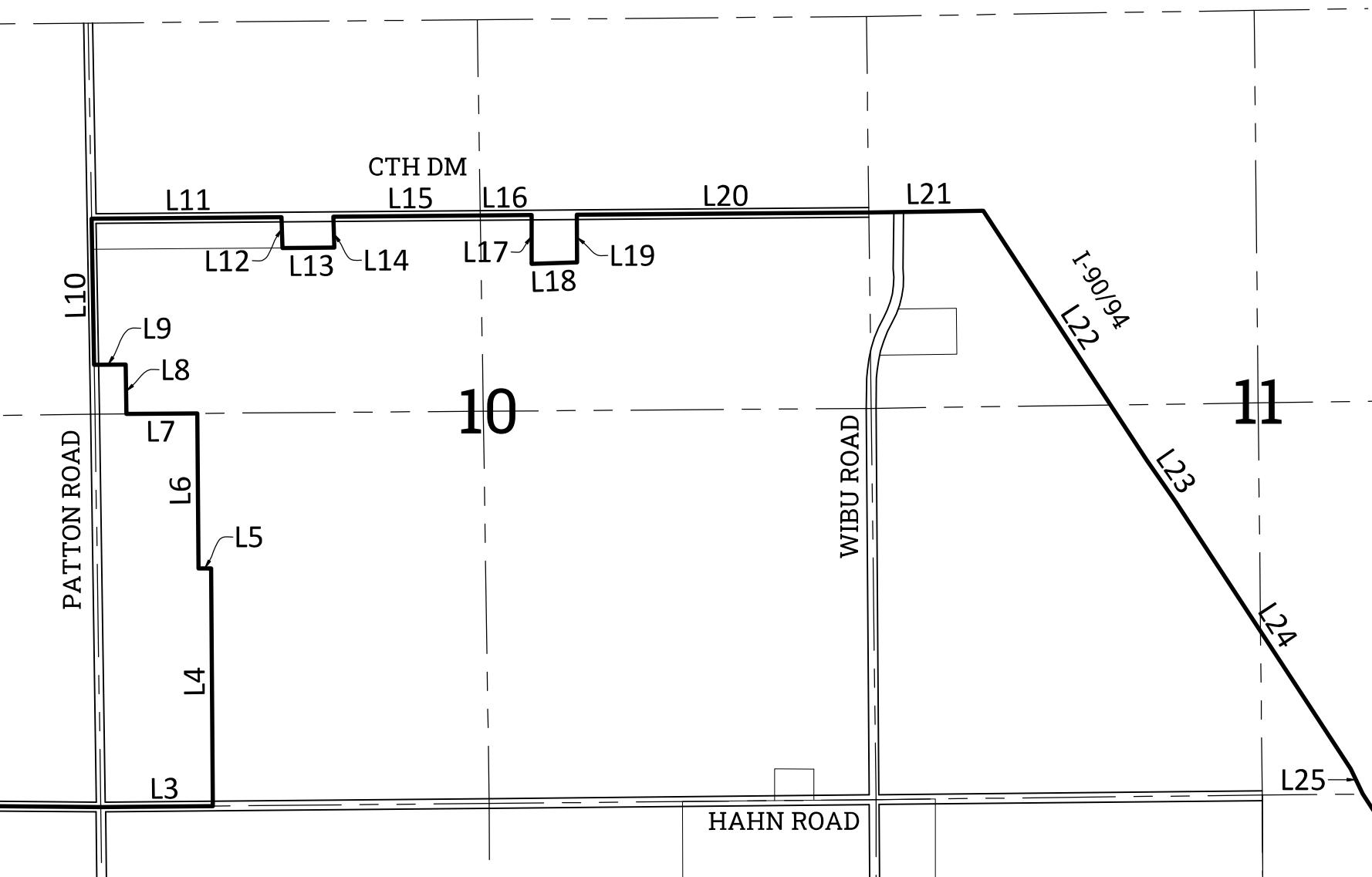
PART OF SECTIONS 10, 11, 14, 15 & 16 ALL IN TOWNSHIP 9 NORTH, RANGE 9  
EAST, IN THE TOWN OF VIENNA, DANE COUNTY, WISCONSIN

SCALE: 1" = 1000'  
0 500' 1000' 2000'



## LINE LEGEND

- ANNEXATION BOUNDARY
- - - SECTION LINE
- LOT LINES



DRAWN BY: CPV  
REVIEWED BY: MBB/JTB  
DATE: 12/03/2025  
FILE: 8077-357-09  
ANNEXATION AWG  
SHEET 3 OF 8



WEAVER  
CONSULTANTS  
GROUP  
NAPERVILLE, ILLINOIS  
(630) 717-4848 [www.wcgrp.com](http://www.wcgrp.com)

PREPARED FOR:  
**Kimley»Horn**  
4201 WINFIELD ROAD, SUITE 600  
WARRENVILLE, IL 60555

LANDS TO BE ANNEXED TO THE VILLAGE  
OF DEFOREST, WI

REUSE OF DOCUMENTS  
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4201 WINFIELD ROAD, SUITE 600  
WARRENVILLE, IL 60555

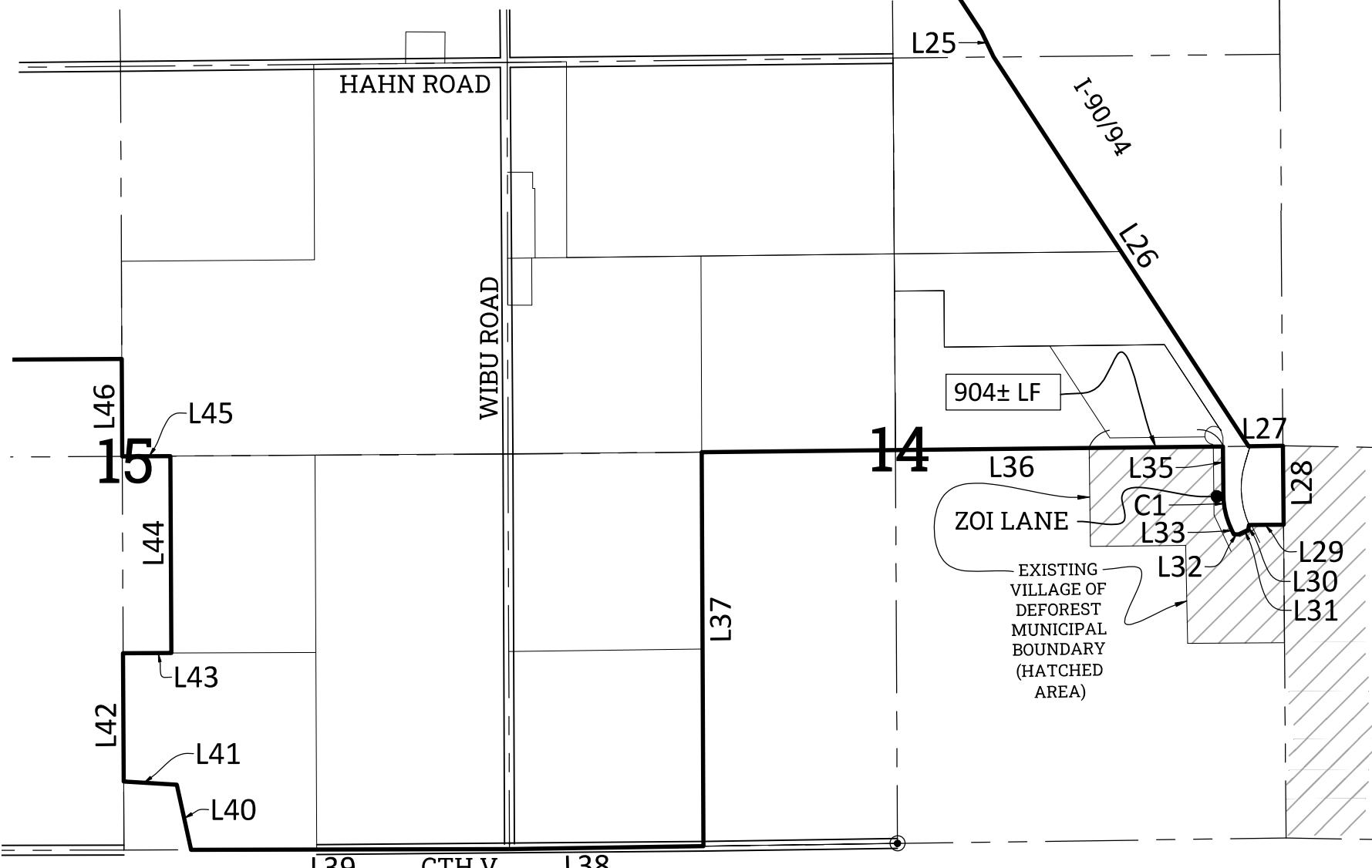
# LANDS TO BE ANNEXED TO THE VILLAGE OF DeFOREST

PART OF SECTIONS 10, 11, 14, 15 & 16 ALL IN TOWNSHIP 9 NORTH, RANGE 9 EAST, IN THE TOWN OF VIENNA, DANE COUNTY, WISCONSIN

## LINE LEGEND

- ANNEXATION BOUNDARY
- SECTION LINE
- LOT LINES

SCALE: 1" = 1000'  
0 500' 1000' 2000'



DRAWN BY: CPV  
REVIEWED BY: MBB/TB  
DATE: 12/03/2025  
FILE: 8077-357-09  
ANNEXATION WG

SHEET 4 OF 8

**Weaver Consultants Group**  
NAPERVILLE, ILLINOIS  
(630) 717-4848 [www.wcgri.com](http://www.wcgri.com)

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# LANDS TO BE ANNEXED TO THE VILLAGE OF DeFOREST

PART OF SECTIONS 10, 11, 14, 15 & 16 ALL IN TOWNSHIP 9 NORTH, RANGE 9  
EAST, IN THE TOWN OF VIENNA, DANE COUNTY, WISCONSIN

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1324.19'	S89°31'34"E
L2	2648.43'	S89°30'59"E
L3	756.72'	N89°28'43"E
L4	1604.40'	N00°25'33"W
L5	85.00'	S89°09'20"W
L6	1047.37'	N00°25'33"W
L7	478.71'	S89°34'33"W
L8	332.88'	N00°59'16"W
L9	212.36'	S89°36'30"W
L10	987.12'	N00°59'53"W
L11	1280.77'	N89°32'35"E
L12	208.53'	S01°51'46"E
L13	350.00'	N89°36'35"E
L14	208.94'	N01°52'28"W
L15	992.26'	N89°32'35"E
L16	347.15'	N89°32'35"E
L17	329.28'	S00°00'38"E
L18	305.81'	N87°58'31"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	320.90'	N00°22'49"W
L20	1971.34'	N89°32'35"E
L21	772.43'	N89°08'53"E
L22	2010.63'	S33°13'18"E
L23	347.22'	S34°52'01"E
L24	2152.92'	S33°13'00"E
L25	188.79'	S25°36'25"E
L26	3142.44'	S33°13'00"E
L27	232.01'	N89°22'55"E
L28	533.65'	S00°26'57"E
L29	232.42'	S89°32'50"W
L30	33.13'	S12°14'46"W
L31	70.40'	S64°48'08"W
L32	32.70'	S88°14'01"W
L33	51.41'	N25°09'40"W
L35	340.44'	N00°36'26"W
L36	3519.97'	S89°22'55"W
L37	2662.69'	S00°15'08"E

Curve Table			
Curve #	Length	Radius	Chord Bearing
C1	214.53	500.00	N12° 53' 56"W

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PREPARED FOR:  
**Kimley»Horn**  
4201 WINFIELD ROAD, SUITE 600  
WARRENVILLE, IL 60555

LANDS TO BE ANNEXED TO THE VILLAGE  
OF DEFOREST, WI

  
**Weaver  
Consultants  
Group**

NA PERVERILLE, ILLINOIS  
(630) 717-4848 [www.wcgrp.com](http://www.wcgrp.com)

DRAWN BY: CPIV  
REVIEWED BY: MDB/JTB  
DATE: 12/03/2025  
FILE: 8077-357-09 COMBINED  
8077-357-09 ANNEXATION.DWG  
SHEET 5 OF 8

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# DIR - Request for Annexation Review

12/12/2025 11:36:30 AM

## Introduction

---

### Pay Online (2.35% credit card convenience fee. NO fee for electronic funds transfer from checking/savings accounts.)

Use this website to submit an annexation petition for review to the Wisconsin Department of Administration and pay with a credit card or electronic funds transfer.

*This website only accepts online payments. To pay by check use <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx> instead.*

Note: This form will time out, so please make sure you have all the information ready by referring to our old form: <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

If you have questions please review <https://doa.wi.gov/Pages/LocalGovtsGrants/DepartmentReviewOfAnnexations.aspx> or contact us: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102

**The following items will be required to submit this form:**

- Legal Description meeting the requirements of [s.66.0217 \(1\)\(c\)](#)
- Map meeting the requirements of [s. 66.0217 \(1\)\(g\)](#)
- Signed Petition or Notice of Intent to Circulate

For the details please refer to <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

## Petitioner Information

---

**Name:** The Peter E. Snyder and Alla Snyder Revocable Living Trust dated October 14, 2024, and any amendments thereto

**Phone:** (414) 298-8331

**Email:** [dtomczyk@reinhartlaw.com](mailto:dtomczyk@reinhartlaw.com)

### Contact information if different than Petitioner

**Representative Name:** Deborah C. Tomczyk, Esq. Reinhart Boerner Van Deuren s.c.

**Phone:** (414) 298-8331

**Email:** [dtomczyk@reinhartlaw.com](mailto:dtomczyk@reinhartlaw.com)

## Property Information

**Town(s) where property is located:** Vienna

**Petitioned City or Village:** DeForest

**County where property is located:** Dane

## Are there multiple counties for this annexation?:

Yes  
 No

**Population of the territory to be annexed:** 26 (22 adults and 4 children)

**Area (in acres) of the territory to be annexed:** 1572.5

## Is this annexation a road right-of-way only?:

Yes  
 No

**Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel):** 0909-162-8000-3 0909-161-8500-9 0909-161-8000-4 Portion of 0909-103-9000-2 0909-103-9500-7 0909-103-8000-4 Portion of 0909-103-8500-9 0909-112-9200-9 0909-162-9500-6 0909-161-9000-2 0909-152-8515-0 0909-152-8045-0 0909-102-9001-2 0909-102-9500-8 0909-101-9046-0 0909-112-9051-0 0909-112-9710-2 0909-113-8500-7 0909-113-8100-1 0909-101-9001-3 0909-101-9500-9 0909-104-8005-0 0909-113-8690-8 0909-113-8191-2 0909-104-8490-0 0909-104-8500-8 0909-104-9000-1 0909-151-8501-0 0909-152-8375-0 0909-114-9150-8 0909-104-9800-3 0909-104-9501-5 0909-113-9000-0 0909-113-9500-5 0909-141-8560-1 0909-152-8000-5 0909-142-8700-0 0909-142-8800-0 0909-142-8000-7 0909-141-9610-0 0909-141-9250-0 0909-141-9650-0 0909-154-8500-8 0909-154-9000-1 0909-151-8000-6 0909-151-9000-4 0909-151-9501-8 0909-151-9895-3 0909-142-9000-5 0909-142-9110-2 0909-142-9140-6 0909-142-9500-0 0909-154-8000-3 0909-143-8500-1 0909-154-9500-6 0909-143-9000-4

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102

## Required Items

---

### The Description

**Legal Description of the property being annexed:** [QTS - Comprehensive Annexation - Legal Description Submitted to DOA on 12.12.2025.pdf](#)

s.66.0217 (1)(c)

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.

## The Map

**Map of the parcel being annexed:** [QTS - Comprehensive Annexation - Scale Map Submitted to DOA on 12.12.2025.pdf](#)

s. 66.0217 (1)(g)

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.]*

## The Petition

**Signed Petition or Notice of Intent to Circulate:** [QTS - Comprehensive Annexation - Notice of Intent to Circulate -Submitted to DOA 12.12.2025.pdf](#)

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)
- 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.]*

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 s. 66.0217.

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).

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102

## Fees

---

### Annexation Review Fee Schedule

**Initial Filing Fee:** (Required with the first submittal of all petitions)

\$200 - 2 acres or less

\$350 - 2.01 acres or more

**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

**Preliminary Fee:** Initial Filing Fee of (1572.5 acres) \$350 + Review Fee \$4000 = \$4350

**Total Fee Due:** \$4,350.00

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102



Reinhart Boerner Van Deuren s.c.  
1000 North Water Street, Suite 1700  
Milwaukee, WI 53202-3197

Telephone: 414.298.1000  
Facsimile: 414.298.8097  
reinhartlaw.com

December 12, 2025

Deborah C. Tomczyk, Esq.  
Direct Dial: 414-298-8331  
dtomczyk@reinhartlaw.com

**EMAIL AND CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Wisconsin Department of Administration  
Municipal Boundary Review  
101 East Wilson Street, 9th Floor  
Madison, WI 53703  
Attn: Erich Schmidtke and Brad Vowels-Katter

Gentlemen:

**Re: Notice of Intention to Circulate  
an Annexation Petition**

The Peter E. Snyder and Alla Snyder Revocable Living Trust dated October 14, 2024, and any amendments thereto have caused *The Star (Sun Prairie)* to publish on December 12, 2025, the enclosed Notice of Intention to Circulate an Annexation Petition. By copy of this letter, a copy of the notice is being served upon the Wisconsin Department of Administration. A petition for annexation of the territory described in the notice and scale map from the Town of Vienna (the “Town”) to the Village of DeForest (the “Village”) will commence circulation not less than ten days nor more than twenty days after such publication. Enclosed are:

1. A completed Request for Annexation Review form;
2. Proof of credit card payment for all review fees; and
3. A copy of the Notice of Intention to Circulate an Annexation Petition, which was published in *The Star (Sun Prairie)* on December 12, 2025 and which includes the legal description and scale map of the territory proposed to be annexed.

The proposed annexation is in the public interest. Governmental services and zoning to the territory to be annexed can clearly be better supplied by the Village as opposed to the Town.

Wisconsin Department of Administration

December 12, 2025

Page 2

Please feel free to contact me at 414-298-8331 or [dtomczyk@reinhartlaw.com](mailto:dtomczyk@reinhartlaw.com) if you need additional information to opine as to whether the proposed annexation is in the public interest.

Yours very truly,



Deborah C. Tomczyk

Encs.

60122768

cc    Nathan J. Wautier, Esq. (by email)  
      Tomás Clasen, Esq (by email)

# 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 Peter E. Snyder and Alla Snyder Revocable Living Trust dated October 14, 2024, and any amendments thereto**

Phone: **414-298-8331**

Email: **dtomczyk@reinhartlaw.com**

## Contact Information if different than petitioner:

Representative's Name: **Deborah C. Tomczyk, Esq. Reinhart Boerner Van Deuren s.c.**

Phone: **414-298-8331**

E-mail: **dtomczyk@reinhartlaw.com**

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

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

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

4. Population of the territory to be annexed: **26 (22 ADULTS AND 4 CHILDREN)**

5. Area (in acres) of the territory to be annexed: **APPROXIMATELY 1572.5**

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

## 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

**\$4,000 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

**\$4,350 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).

## Addendum to Request for Annexation Review

List of tax parcel numbers included in the territory to be annexed:

0909-162-8000-3
0909-161-8500-9
0909-161-8000-4
Portion of 0909-103-9000-2
0909-103-9500-7
0909-103-8000-4
Portion of 0909-103-8500-9
0909-112-9200-9
0909-162-9500-6
0909-161-9000-2
0909-152-8515-0
0909-152-8045-0
0909-102-9001-2
0909-102-9500-8
0909-101-9046-0
0909-112-9051-0
0909-112-9710-2
0909-113-8500-7
0909-113-8100-1
0909-101-9001-3
0909-101-9500-9
0909-104-8005-0
0909-113-8690-8
0909-113-8191-2
0909-104-8490-0
0909-104-8500-8
0909-104-9000-1
0909-151-8501-0
0909-152-8375-0
0909-114-9150-8
0909-104-9800-3
0909-104-9501-5
0909-113-9000-0
0909-113-9500-5
0909-141-8560-1
0909-152-8000-5
0909-142-8700-0
0909-142-8800-0
0909-142-8000-7

0909-141-9610-0
0909-141-9250-0
0909-141-9650-0
0909-154-8500-8
0909-154-9000-1
0909-151-8000-6
0909-151-9000-4
0909-151-9501-8
0909-151-9895-3
0909-142-9000-5
0909-142-9110-2
0909-142-9140-6
0909-142-9500-0
0909-154-8000-3
0909-143-8500-1
0909-154-9500-6
0909-143-9000-4

**NOTICE OF INTENTION TO CIRCULATE  
PETITION FOR ANNEXATION OF TERRITORY  
FROM TOWN OF VIENNA TO VILLAGE OF DEFOREST**

Date: December 12, 2025

PLEASE TAKE NOTICE that the Peter E. Snyder and Alla Snyder Revocable Living Trust dated October 14, 2024, and any amendments thereto (whose post office address is 900 Allison Street, Sun Prairie, WI 53590) has caused this Class 1 Notice of Intention to Circulate an Annexation Petition to be published with respect to the annexation from the Town of Vienna, Dane County, Wisconsin to the Village of DeForest, Dane County, Wisconsin of the territory legally described on the attached Exhibit A.

The scale map describing the territory proposed to be annexed is also included on the attached Exhibit A and may be inspected at the office of the Town of Vienna Town Clerk and at the office of the Village of DeForest Village Clerk at the addresses below:

Kathleen Clark, Town Clerk  
Town of Vienna  
7161 County Highway I  
DeForest, WI 53532

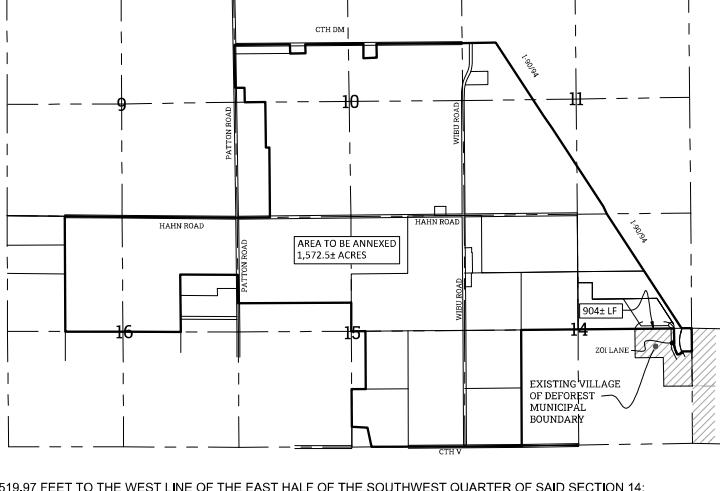
Calli Lundgren, Village Clerk  
Village of DeForest  
120 South Stevenson Street  
DeForest, WI 53532

Not less than ten (10) days nor more than twenty (20) days from the date this Class 1 Notice is published, an annexation petition shall be circulated for signature.

## EXHIBIT A



### LEGAL DESCRIPTION AND SCALE MAP OF TERRITORY TO BE ANNEXED



3519.97 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14;  
THENCE SOUTH 00 DEGREES 15 MINUTES 08 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 2662.69 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;  
THENCE SOUTH 89 DEGREES 11 MINUTES 21 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 1309.59 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14;  
THENCE SOUTH 89 DEGREES 50 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF AFORESAID SECTION 15, A DISTANCE OF 2150.14 FEET TO A POINT 453.6 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;  
THENCE NORTH 12 DEGREES 24 MINUTES 50 SECONDS WEST, A DISTANCE OF 450.63 FEET;  
THENCE NORTH 86 DEGREES 27 MINUTES 00 SECONDS WEST, A DISTANCE OF 359.40 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;  
THENCE NORTH 00 DEGREES 14 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 866.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;  
THENCE NORTH 89 DEGREES 45 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 325.53 FEET TO A POINT ON THE WEST LINE OF THE EAST THREE QUARTERS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;  
THENCE NORTH 00 DEGREES 14 MINUTES 34 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1330.24 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;  
THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 325.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15;  
THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 658.81 FEET;  
THENCE SOUTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, A DISTANCE OF 2606.93 FEET TO A POINT ON THE EAST LINE OF AFORESAID SECTION 16;  
THENCE NORTH 00 DEGREES 39 MINUTES 50 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 656.39 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;  
THENCE NORTH 89 DEGREES 41 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1327.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;  
THENCE SOUTH 00 DEGREES 32 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1318.88 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 16;  
THENCE NORTH 89 DEGREES 44 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1329.81 FEET TO SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER;  
THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 2650.70 FEET TO THE POINT OF BEGINNING;  
ALSO INCLUDING PORTIONS OF ALL IMMEDIATELY ABUTTING AND PREVIOUSLY DEDICATED ROAD RIGHTS-OF-WAY OF PATTON ROAD, HAHN ROAD, COUNTY ROAD DM AND WIBU ROAD THAT ARE NOT PREVIOUSLY ANNEXED.

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CERTIFIED  
MAILER®

FROM

WALZ

FORM #45663 VERSION: E0423

Label #1

Erich Schmidtke Brad Vowels-Katter  
WI Dept. of Administration  
101 East Wilson Street, 9th Floor  
Madison, WI 53703

Label #2

Tomas Clasen  
Reinhart Boerner Van Deuren s.c.  
1000 North Water Street, Suite 1700  
Milwaukee, WI 53202

A FOLD AND TEAR THIS WAY → OPTIONAL

Label #5 (OPTIONAL)

### PS|Ship Tracking Label (affix to back of envelope)



Label #6 - Return Receipt Barcode (Sender's Record)



9590 9266 9904 2222 4153 32

Label #4

Certified Article Number

SENDER'S RECORD

9414 7266 9904 2222 4153 39

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED  
USPS® MAIL CARRIER  
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Return Receipt (Form 3811) Barcode



9590 9266 9904 2222 4153 32

1. Article Addressed to:

Erich Schmidtke Brad Vowels-Katter  
WI Dept. of Administration  
101 East Wilson Street, 9th Floor  
Madison, WI 53703

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2222 4153 39

### U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2222 4153 39

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Certified Mail Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Postmark  
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Sent to:

Erich Schmidtke Brad Vowels-Katter  
WI Dept. of Administration  
101 East Wilson Street, 9th Floor  
Madison, WI 53703

#### Reference Information

104518.0001-01533

PS FORM 3800 Facsimile July 2015

Label #7 - Certified Mail Article Number

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL



9414 7266 9904 2222 4153 39

#### COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
**X**  Addressee

B. Received by (Printed Name)  C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type:

Certified Mail

Reference Information

104518.0001-01533

Thank you for using Return Receipt Service



U.S. Postal Service  
**CERTIFIED MAIL**

package id	from	vendor
00127030	Tomas Clasen (01533) Reinhart Boerner Van Deuren s. 1000 North Water Street, Suite Milwaukee , WI 53202 US	Certified Mail
ship date	billing	tracking number
Fri, Dec 12 2025	QTS Data Centers.Local Counsel Matters (104518.0001)	CERT00127030
to	operator	service
Erich Schmidtke Brad Vowels-Ke WI Dept. of Administration 101 East Wilson Street, 9th Floc Madison , WI 53703 US 414-298-8429	Lynn Herder 414-298-8429 lherder@reinhartlaw.com	USPS Certified Mail™
residential address	create time	options
No	12/12/25, 11:50AM	Return Receipt
return label		courtesy quote
No		.00 USD There is no value to display until cost is entered in the mailroom The courtesy quote does not reflect fuel surcharge and does not necessarily reflect all accessorial charges.



## RE: Proposed Snyder Revocable Living Trust Annexation MBR No. 14821

**From** Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>

**Date** Mon 12/29/2025 4:26 PM

**To** Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>; Vowels-Katter, Bradley - DOA <bradley.vowelskatter@wisconsin.gov>

**Cc** Callista Lundgren <lundgrecn@deforestwi.gov>; Clark, Kathleen L - MUN <clerk@viennawi.gov>; Al Reuter <areuter@rwelaw.net>; Alexander Allon <allona@deforestwi.gov>

**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.

Erich and Brad:

I hope you both are enjoying some time off with family. Given that many are off for the holidays, the petitioners respectfully request that DOA's review of the annexation of the Snyder Revocable Living Trust's 1572.5 acres (MBR No. 14821) be suspended for a week to provide additional time for the completion and review of the Village and Town questionnaires. By our count, that extends DOA's review until January 8, 2026.

Please let us know if you have any questions.

Best, Debby

**Deborah C. Tomczyk**

Reinhart Boerner Van Deuren s.c.  
1000 North Water Street, Suite 1700, Milwaukee, WI 53202

**O:** 414-298-8331  
[dtomczyk@reinhartlaw.com](mailto:dtomczyk@reinhartlaw.com) | [reinhartlaw.com](http://reinhartlaw.com) | [Bio](#) | [vCard](#)



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**From:** Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>

**Sent:** Monday, December 15, 2025 6:03 PM

**To:** Callista Lundgren <lundgrecn@deforestwi.gov>; Clark, Kathleen L - MUN <clerk@viennawi.gov>

**Cc:** Deborah C. Tomczyk <dtomczyk@reinhartlaw.com>

**Subject:** [EXTERNAL] Proposed Snyder Revocable Living Trust Annexation

Hello Callista and Kathleen,

The Department has received a proposed annexation petition to transfer territory from the Town to the Village for our public interest review under s. 66.0217(6), Wis. Stats.

Attached is the petition as well as a letter with additional details and a questionnaire for each of your communities to complete.

Thank you, and let me know if you have any questions.

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>



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# 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: Snyder Revocable Living Trust et al

Petition Number: 14821

1. Territory to be annexed: From **TOWN OF VIENNA** To **VILLAGE OF DEFOREST**

2. Area (Acres): 1572.5

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

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

\$ TBD

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \_\_\_\_\_

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

c. Paid by:  Petitioner  City  Village

c. Participating jurisdictions \_\_\_\_\_

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

d. Statutory authority (pick one)

s.66.0307  s.66.0225  s.66.0301

4. Resident Population: Electors: 22 Total: 26

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?

undeveloped, in the process of being developed into commercial

In the town?: Undeveloped

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:

Sanitary Sewers immediately  
or, write in number of years.

City/Village      Town

Water Supply immediately  
or, write in number of years.

See attached supplement

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? Ag

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

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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>

---

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

---

Prepared by:  Town  City  Village

Please RETURN PROMPTLY to:

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

Name: Calli Lundgren Village Clerk

Municipal Boundary Review

Email: [lundgrenc@deforestwi.gov](mailto:lundgrenc@deforestwi.gov)

PO Box 1645, Madison WI 53701

Phone: 608-846-6751

Fax: (608) 264-6104

Date: 12/29/2025

(March 2018)

## Memorandum

To: Erich Schmidtke, Municipal Boundary Review - WIDOA

From: Bill Chang, Village Administrator – Village of DeForest

Date: January 5, 2026

Re: Supplemental Information, MBR Petition Number 14821

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This memo is intended to provide additional supplement information to the Village of DeForest's Annexation Review Questionnaire.

### Urban Service Area

It is our understanding that as part of your department's review, you intend to consider whether the proposed annexation area is currently within an urban service area, which in Wisconsin is a planning prerequisite for extending municipal sanitary sewer service.

For example, in the case of MBR 14812, the Wisconsin Department of Administration (“DOA”) found the annexation petition “Against Public Interest”, and among other things, stated:

“Regarding services to the territory, the questionnaires returned by the City and Town indicate that sewer and water service is a key service motivating this annexation and the landowner’s proposal for higher-density type development. However, as shown by the attached map, a majority of the annexation territory lies outside of De Pere’s approved Sewer Service Area. This means that provision of a key service, sewer service in this case, will not be possible under De Pere’s current Sewer Service Area boundary limits. Petitioners may wish to reduce the size of their annexation and proposed development so as to align with De Pere’s current approved Sewer Service Area, or the City may wish to apply for an amendment to their Sewer Service Area.”

Similar to the petition filed for the City of De Pere, the annexation petition at issue here indicates that sewer and water service is a key service for motivating the annexation.

I want to shed some light on the nuance of amending the urban service area (“USA”) particularly in our region and with the Capital Area Regional Planning Commission’s (“CARPC”) procedural requirements.

First and foremost, the USA amendment process requires that the application be sponsored by the unit of government planning to provide services. It cannot be the developer or landowner. In this case, it would need to be either the Town of Vienna or the Village of DeForest. Since Vienna cannot provide water for development, the petitioner has proposed the project to annex to DeForest to receive both water and sewer services. The annexation petition would seek to remove the lands from within the Town of Vienna and, therefore, the logical applicant for the USA amendment in this situation is DeForest. In fact, CARPC recently proposed language to the Dane County Water Quality Plan to strengthen its position on Sewer Service Area Amendments criteria stating that:

- 1) "Applicant shall be Municipality where the property will be located at the time of Development" and,
- 2) "Require statement of the ability to service the amendment area from all entities responsible for wastewater collection/conveyance and treatment (or demonstration of it)".

Unfortunately, the Village of DeForest will not pass a resolution to sponsor an application to CARPC for a USA amendment unless the property is within the Village's municipal boundary, thus guaranteeing that the development will ensue within the municipality. This is logical, since the Village has no unilateral authority to provide water or sewer service within Vienna. Furthermore, the Village is prohibited by ordinance from extending water or sanitary sewer to properties outside of the Village's corporate boundary without an intergovernmental agreement. Currently, there is no intergovernmental agreement between the Village of DeForest and the Town of Vienna.

As you can see, should the DOA condition public interest determinations on the property already being in the USA, while CARPC requires that the USA application be made by the sponsoring municipality, then the petition is essentially left in a paradoxical and illogical situation where the solution to a problem is impossible because of a set of contradictory rules or circumstances. The statutory definition of "public interest" is not based on the current availability of public services, but rather the relative ability of the municipality and the town to provide needed services. Section 66.0217(6)(c) of the Wisconsin Statutes requires that the public interest determination be made considering "whether governmental services, including zoning, to the territory could clearly be better supplied by the town or by some other village or city whose boundaries are contiguous to the territory proposed for annexation . . ." While the Village of DeForest does not yet have all required approvals to provide all public services, it is clearly in a better position to provide them than the town, which has neither zoning authority, municipal level police protection, nor a public water utility. Neither the town nor the Village currently has the legal ability to provide those services, but only the Village has the infrastructure capable of providing them. In that regard, it is important to note that the Village does not yet have approval of construction plans for its water extension from the PSC, the Village has no zoning jurisdiction over most of the land at issue and the land has not yet been annexed to the MMSD service territory. None of those events would logically occur prior to the annexation being finalized; nor have they ever been an issue in the past.

If the petitioner is successful with their annexation petition, the Village intends to work with the petitioner, or their representatives, to submit an application for inclusion of the properties in the USA and annexation into the Madison Metropolitan Sewerage Service District ("MMSD"). That USA application will include detailed summaries, explanations, and exhibits for the proposed land use, impacts on natural resources, design of utilities, and stormwater management. The application will then receive a public hearing before CARPC prior to CARPC's recommendation and a final decision from the Department of Natural Resources.

Appendix A provides more detailed information regarding plans for sewer and water service for the project should it be annexed to the Village. This shows that extensive work has been undertaken to prepare for the Village's application for a USA. In fact, the Village of DeForest has engaged CARPC regarding Pre-Application meetings as encouraged by CARPC to better understand the proposal.

Upon successful completion of an amendment to the USA, the Village will then petition for the area to be annexed to the MMSD service territory. Village staff have met with MMSD to understand their concerns and intend to continue to work with MMSD to address sewerage concerns through agreements with the Developer.

The process of annexing property prior to submitting an USA amendment is similar to other recent annexed properties from the Town of Vienna to the Village of DeForest (MBRs 14732, 14725, 14603, 14571, 14568, 14563, 14559, 14513), which were found all found in public interest, and attachments pursuant to boundary agreements by ordinance (IDs 11888, 11860, and 11727). It is also municipal best practice throughout Dane County and Wisconsin.

#### Boundary, Continuity, and Shape

The current Comprehensive Plan (“Plan”) points to Village expansion west of the interstate. Although, the current Plan does not show the entirety of the proposed annexed area within its future land use area, the Developer has submitted an application to amend the Plan and the decision to amend the Plan will be concurrent with, and dependent upon, the Village’s decision to annex the properties. The details required for such wide expansion for future land use, and the prospect of a single development on that land, were not available prior to 2023, when the current Plan was approved, and such an expansion in land use planning at the time was not pertinent.

However, those details are now available given the currently proposed development. As you may know, state statute allows for Comprehensive Plans to be amended from time to time. That process is legislative in nature and will require a public hearing. As proposed, we believe that the petition meets the statutory requirement of shape and continuity. While there is no definition in statute, we believe that the size of the annexation distorts the review. For instance, if the parcels of land are annexed under separate smaller annexation petitions, we question if they would have been met with the same level of scrutiny. One may simply look at any Wisconsin municipality and find that boundaries, shape and continuity vary significantly. As the Village continues to develop to the northwest, the boundaries, continuity, and shape will become better defined.

For example, there is a construction gravel pit that occupies approximately 75 acres of land directly between the current Village boundary and the boundary of the proposed annexation. The property is within the Village’s Extraterritorial Zoning jurisdiction and is planned for industrial development as a future use. Upon completion of mining and reclamation, this piece of land will be set up for redevelopment, and if any industrial developer seeks to connect to Village utilities, they would be required to annex to obtain municipal services.

As with all development in the Village, we require that public improvements be made to support additional development in the vicinity. The utilities and road infrastructure created by the development proposed for the land in this annexation will also benefit landowners and future developments in this area.

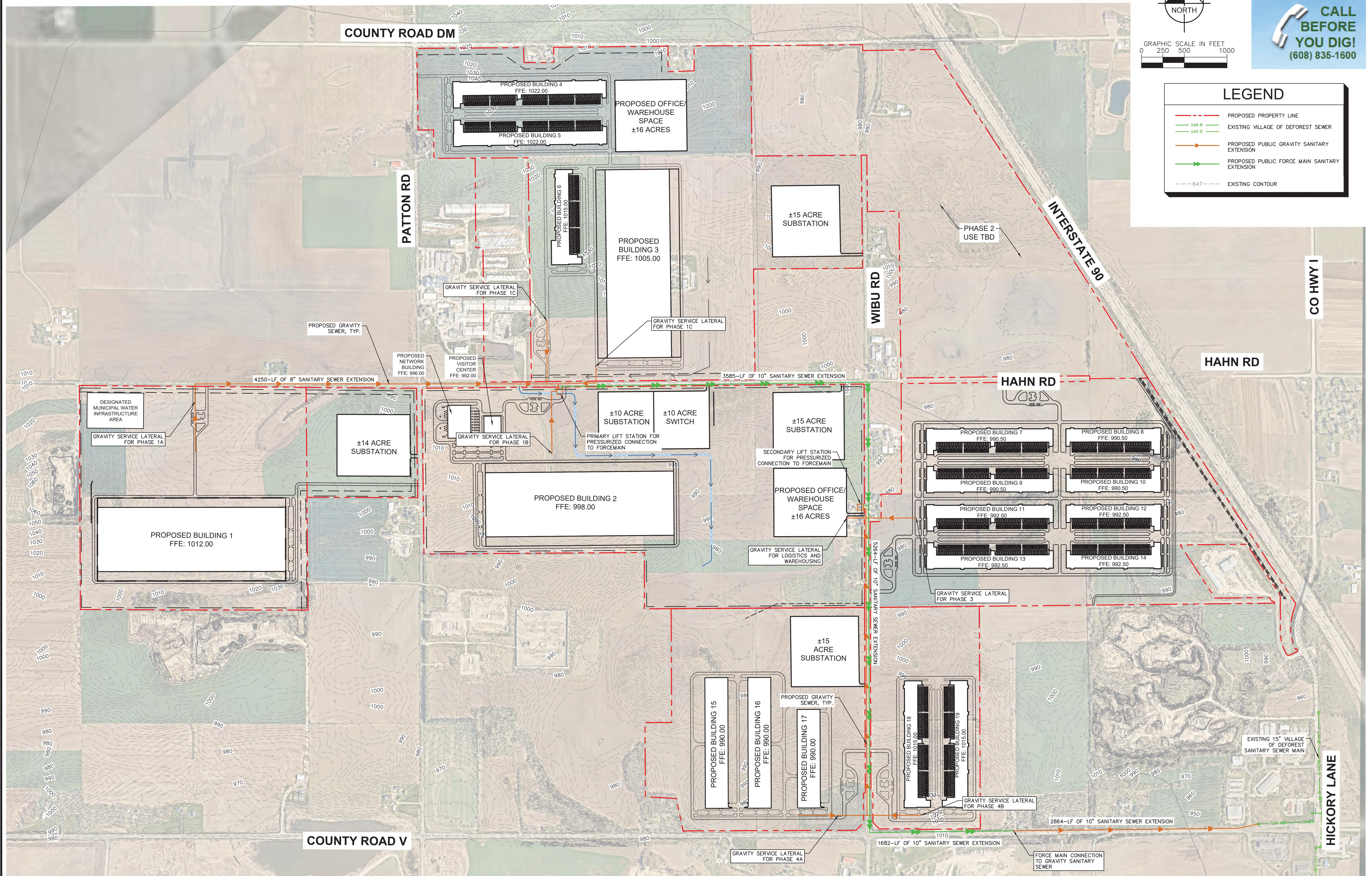
## APPENDIX A

### Supplement to DOA Questionnaire for Proposed Annexation of 1572 Acres from Town of Vienna to Village of DeForest

Governmental Service Per Wis. Stat. Sec. 66.0217(6)(c)1.	Town of Vienna	Village of DeForest
<b>Zoning</b>	<ul style="list-style-type: none"> <li>❖ Vienna does not maintain a standalone zoning code but is subject to <a href="#">Dane County Zoning and Village of DeForest extraterritorial approval</a>.</li> <li>❖ Vienna has no in-house permitting, planning, engineering, or inspection staff and relies on Dane County for these functions.</li> </ul>	<ul style="list-style-type: none"> <li>❖ DeForest maintains a sophisticated <a href="#">zoning code</a> with strong land use controls and in-house professional staff.</li> <li>❖ DeForest exercises exclusive zoning authority within its borders.</li> <li>❖ DeForest has successfully overseen significant industrial development west of Interstate 90, demonstrating a proven track record of regulating commercial and industrial expansion along the I-90 including north of County V.</li> </ul>
<b>Sanitary Sewer</b>	<ul style="list-style-type: none"> <li>❖ The Town operates <a href="#">no municipal sewer utility</a> and has no infrastructure to support and treat high-demand wastewater users.</li> <li>❖ Wastewater from its two utility districts is conveyed to the <a href="#">Madison Metropolitan Sewerage District for treatment</a>.</li> <li>❖ As per <a href="#">CARPC</a>, only municipalities that can provide sanitary sewer services to the area can apply directly for a Sewer Service Area (SSA) amendment.</li> <li>❖ As a result, Vienna cannot submit an SSA amendment request directly to CARPC and <a href="#">must instead coordinate with the municipality or utility that provides sewer service to its area</a>.</li> </ul>	<ul style="list-style-type: none"> <li>❖ The proposed expansion area lies directly adjacent to the Village's existing sewer and water service area at the intersection of County Hwy-I and Zoi Lane.</li> <li>❖ New public sewer extensions connecting the site and adjacent lands to the existing Village sewer network are planned consistent with the conceptual plan attached as <a href="#">Exhibit A</a>.</li> <li>❖ Land elevation will allow some wastewater to move by gravity flow while other areas will require lift stations. Two lift stations are planned along Wibu and Hahn Roads to collect and pump wastewater toward the main system.</li> <li>❖ Infrastructure will be designed to accommodate long-term growth, not just current demand.</li> <li>❖ All sewer upgrades are intended to be installed and paid for by the developer of the annexed territory and dedicated to the Village upon completion.</li> <li>❖ Anticipated wastewater to be generated from the annexed territory is anticipated to be accommodated without upgrades to existing treatment facilities.</li> <li>❖ The Village will require the developer to install a wastewater monitoring station and flow meter to monitor and measure effluent discharge.</li> </ul>

<b>Water</b>	<ul style="list-style-type: none"> <li>❖ Vienna <a href="#">does not have a municipal water service</a>.</li> <li>❖ Water is supplied primarily via wells including—high capacity wells.</li> <li>❖ Businesses near the interstate <a href="#">connect to DeForest's municipal water supply</a>.</li> <li>❖ <i>Vienna seeks to contract with Windsor to provide water service rather than operating its own system.</i></li> </ul>	<ul style="list-style-type: none"> <li>❖ Existing high capacity wells will be capped in connection with development of the annexed territory.</li> <li>❖ Pursuant to <a href="#">Chapter 8, Subchapter I of the Village Code</a>, a public water main extension from the Village will supply the annexed territory. The Village has sufficient water capacity to meet the projected average daily demand.</li> <li>❖ Because the site sits at a higher elevation, pumps and a potential elevated storage tank will be required to maintain adequate water pressure.</li> <li>❖ All water upgrades are intended to be installed and paid for by the developer of the annexed territory and dedicated to the Village upon completion.</li> </ul>
<b>Stormwater Management</b>	<ul style="list-style-type: none"> <li>❖ Stormwater in Vienna sheet drains naturally across the landscape and agricultural lands due to no detention basins, storm sewers, or municipal infrastructure being in place.</li> <li>❖ Runoff is managed informally through existing land use practices rather than engineered controls.</li> </ul>	<ul style="list-style-type: none"> <li>❖ Development will be regulated by <a href="#">Village Code Chapter 24</a>, considering guidance from <a href="#">Dane County Section 14.12 Stormwater Management Ordinance</a> and <a href="#">WDNR Chapter NR 151</a>; when regulations conflict, the stricter standard will apply.</li> <li>❖ Stormwater will be managed and infiltration will be promoted consistent with the County's ordinance.</li> <li>❖ Pre-development peak runoff rates for 1 to 200-year, 24-hour storm events will be maintained and achieve 100% pre-development infiltration.</li> <li>❖ Stormwater systems will remove at least 80% of sediment to protect water quality.</li> <li>❖ Basins and infiltration areas will be built to control flow and promote infiltration.</li> <li>❖ Long-term stormwater maintenance will be privately managed under an agreement to be approved by both the Village and Dane County.</li> </ul>
<b>Police and Fire Service</b>	<ul style="list-style-type: none"> <li>❖ Vienna does not have its own municipal police department.</li> <li>❖ Law enforcement for Vienna is provided by the <a href="#">Dane County Sheriff's Office</a>.</li> <li>❖ Vienna does not have a dedicated fire service.</li> <li>❖ <a href="#">DeForest, Waunakee, and Dane Fire and EMS Districts</a> serve Vienna.</li> </ul>	<ul style="list-style-type: none"> <li>❖ Law enforcement is handled locally by the <a href="#">DeForest Police Department</a>.</li> <li>❖ The <a href="#">DeForest Windsor Fire and EMS Department</a> is stationed in and services DeForest, along with providing services to three other municipalities.</li> </ul>

EXHIBIT A



LIVEWIRE LOCATING SERVICES



LIVEWIRE LOCATING SERVICES



Kimley-Horn

SCALE: AS NOTED

DESIGNED BY: BMH

DRAWN BY: ANA

CHECKED BY: JPM

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

111 WEST JACKSON BOULEVARD, STE 11320

CHICAGO, IL 60606-3445

WWW.KIMLEY-HORN.COM

NO.:

REVISIONS

DATE:

BY:

ORIGINAL ISSUE:

11/13/25

KHA PROJECT NO.

268787003

SHEET NUMBER

January 6, 2026

Deborah C. Tomczyk  
Direct Dial: 414-298-8331  
dtomczyk@reinhartlaw.com

SENT VIA EMAIL

Messrs. Erich Schmidtke and  
Bradley Vowels-Katter  
Municipal Boundary Review  
101 East Wilson Street, 9th Floor  
Madison, WI 53703

Gentlemen:

Re: MBR No. 14821

This letter supplements the Annexation Review Questionnaires of the Village of DeForest (the “Village”) and the Town of Vienna (the “Town”) with respect to the proposed annexation of 1,572.5 acres in the CTH V/Interstate 90 corridor from the Town to the Village. In brief, we urge you to concur that the proposed annexation satisfies the definition of the public interest under Wis. Stat. sec. 66.0217(6)(c).

1. Governmental services, including zoning, to the territory to be annexed can clearly be better supplied by the Village as opposed to the Town.

(a) Zoning. The Village offers extensive planning and zoning services – a primary driver of this annexation. The Village maintains a professional staff of full-time planners and engineers and has retained a cadre of professional consultants specifically for this project. The Village has successfully overseen and incentivized significant industrial development in the CTH V/Interstate 90 corridor, demonstrating a proven track record of regulating and prioritizing commercial and industrial expansion, including north of CTH V. Indeed, a significant chunk of the territory proposed for annexation lies within the Village’s extraterritorial jurisdiction.

By contrast, the Town has no planning staff and does not maintain a standalone zoning code but is subject to Dane County Zoning and Village extraterritorial approval.

(b) Sanitary Sewer Service. The territory proposed for annexation lies directly adjacent to the Village’s existing sewer and water service area at the intersection of CTH V and Zoi Lane. New public sewer extensions connecting the project and adjacent lands to the

Messrs. Erich Schmidtke  
and Bradley Vowels-Katter  
January 6, 2026  
Page 2

existing Village sewer network are planned consistent with the conceptual plan attached as Exhibit A.

The Town's questionnaire submitted on January 2, 2026 asserts that the Town is able to provide sewer service and the City is not, but the Town responded in its questionnaire for MBR No. 14813 (submitted on November 20, 2025 for the same territory in MBR No. 14821, copy enclosed) that the *Village could* provide sanitary sewer service and the Town could not. It bears noting that whether the territory is or is not in the CARPC sewer service boundaries is not a factor in DOA's public interest determination under Wis. Stat. sec. 66.0217(6)(c). There is no doubt that many additional regulatory approvals will be required to enable this project to proceed, including that CARPC and MMSD will have to amend their service boundaries and DNR will have to approve various permits. But, while the Village has indicated that it will seek CARPC and MMSD approval of urban service area amendments if the territory is annexed, Village Code sec. 8.54(3) provides that "No sanitary sewer service shall be extended outside the Village limits except by written agreement between the Village and one or more contiguous municipalities." *Town of Hallie v. City of Chippewa Falls*, 105 Wis. 2d 533, 542, 314 N.W.2d 321, 326 (1982) endorses the concept that villages may permissibly condition extension of services upon annexation.

(c) Water Service. The Village alone is able to provide water service to the territory proposed to be annexed. The Village has its own water utility. Existing high capacity wells will be capped in connection with development of the annexed territory. Pursuant to Chapter 8, Subchapter I of the Village Code, a public water main extension from the Village will supply the annexed territory. The Village has sufficient water capacity to meet the average daily demand anticipated from the project.

By contrast, the Town does not have any municipal water service. Water is supplied primarily via wells including—high capacity wells. Town businesses near the interstate connect to the *Village's* municipal water supply. And, in the past, the Town has pursued contracts with the Village and, most recently, the Village of Windsor to provide water service to Town customers.

(d) Stormwater Management. Development of the project in the Village will be regulated by Village Code Chapter 24, considering guidance from Dane County Section 14.12 Stormwater Management Ordinance and WDNR Chapter NR 151; when regulations conflict, the stricter standard will apply. Stormwater will be managed, and infiltration will be promoted consistent with the County's ordinance. Pre-development peak runoff rates for 1 to 200-year, 24-hour storm events will be maintained and achieve 100% pre-development infiltration.

Messrs. Erich Schmidtke  
and Bradley Vowels-Katter  
January 6, 2026  
Page 3

Stormwater in the Town sheet drains naturally across the landscape and agricultural lands due to no detention basins, storm sewers, or municipal infrastructure being in place. Runoff is managed informally through existing land use practices rather than engineered controls.

(e) Police and Fire Services. The Village has well established, well-funded emergency services, including full-time professional police, fire and EMS staff. While the Town contracts with the Dane County Sheriff's Department for law enforcement services, the Village maintains its own police department. Similarly, the DeForest/Windsor Fire and EMS Department is stationed in, and services, the Village, along with providing services to three other municipalities.

For these reasons, it should be self-evident that the Village can better supply governmental services, not just to the area currently proposed to be annexed, but also to areas likely to annex in the near future if this annexation is successful.

2. The territory proposed to be annexed is contiguous to existing Village boundaries, and the shape of the territory is more homogeneous with the Village than with the Town.

(a) Territory is Contiguous to Existing Village boundaries. While Wis. Stat. sec. 66.0217(3) requires territory proposed for annexation to be contiguous to the annexing City, "contiguity" is not defined in the statute. The court in *Town of Lyons v. City of Lake Geneva*, 56 Wis. 2d 331, 336, 202 N.W.2d 228, 231 (1972) adopted Black's Law Dictionary's definition of contiguous, meaning "in close proximity; near, though not in contact; neighboring; adjoining; near in succession; in actual close contact; touching; bounded or traversed by." That court held that "contiguous" does not even have to mean "touching" and upheld an annexation ordinance where a gap existed between the limits of the annexing city and the annexed area.

The territory proposed to be annexed in this petition is physically touching, and actually contiguous to, the existing Village boundaries by a shared east-west boundary of 904 feet as noted in materials previously submitted and with total contiguity spanning 2,412 linear feet as noted in the attached map.

(b) Homogeneity with Village Boundaries is Substantial. The Town's response to DOA seeks to align MBR No. 14821 with the failed annexation in *Town of Mt. Pleasant v. City of Racine*, 24 Wis. 2d 41 (1964) where the annexed territory touched Racine city limits only by a corridor (which was established as a street) varying in width from 152 to 306 feet. The Town ignores that substantially the same annexation was accomplished and upheld in *Town of Mt. Pleasant v. City of Racine*, 28 Wis. 2d 519 (1965) when more land was annexed at

Messrs. Erich Schmidtke  
and Bradley Vowels-Katter  
January 6, 2026  
Page 4

the territory's juncture with the city. More timely and on point is *Town of Wilson v. City of Sheboygan*, 2020 WI 16 in which the Wisconsin Supreme Court found that annexed territory that shared a common boundary with the annexing City of 650 feet satisfied statutory contiguity.

These precedents demonstrate the inaccuracy of the Town's new contiguity challenge. A common boundary of 904 linear feet and 2,412 feet of territory actually touching the existing Village boundaries are significantly greater contiguity than courts deem to pass muster. The Village's Comprehensive Plan (also attached) shows the Village's plans for controlled, logical growth to the north and west, which is far from "crazy-quilt boundaries."

3. The Town's newfound concern about adverse impacts of this annexation on the Town also ring hollow. QTS, the developer of the territory, dedicated significant time, money, and resources to understand the feasibility of siting proposed development in the Town. Unresolved challenges with obtaining water service in the Town and material timing delays due to the Town not having its own zoning code were major factors in finding that the project was ultimately not feasible in the Town. In connection with the proposed annexation, QTS offered the Town a commitment to pay the Town "\$2 million per year, with a 3% increase each year for 15 years" and, without any discussion with QTS, the Town Board unanimously rejected the offer. See the November 12, 2025 Town Board meeting minutes attached.

4. DOA found similar annexations of data centers to be in the public interest. Recently, DOA has found the two annexations most similar to MBR No. 14821 to be in the public interest. On September 13, 2024, DOA found MBR No. 14692 to be in the public interest to enable the City of Beaver Dam to annex 834 acres for Degas/Meta to develop a data center campus. And, on April 28, 2025, DOA found MBR No. 14753 to be in the public interest to enable the City of Port Washington to annex 562 acres (and later significant additional territory) for Vantage/Oracle to develop a data center campus. The service availability, contiguity, shape and other factors relevant to those annexations which were in the public interest are similar to those in MBR No. 14821.

For all of the reasons set forth by the Village and in this letter, we urge you to find that the proposed annexation satisfies the definition of the public interest under Wis. Stat. sec. 66.0217(6)(c).

Yours very truly,

  
Deborah C. Tomczyk

# 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: Snyder Revocable Living Trust et al

Petition Number: 14813

1. Territory to be annexed: From **TOWN OF VIENNA** To **VILLAGE OF DEFOREST**

2. Area (Acres): 1135

3. Pick one:  Property Tax Payments

OR

Boundary Agreement

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

\$ 8850.21 ~ *SEE ATTACHED SPREADSHEET*

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

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

c. Participating jurisdictions \_\_\_\_\_

d. Statutory authority (pick one)

s.66.0307  s.66.0225  s.66.0301

c. Paid by:  Petitioner  City  Village

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

4. Resident Population: Electors: 12 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: \_\_\_\_\_ % 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?

UNDEVELOPED

In the town?: AGRICULTURE, UNDEVELOPED

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  
(WITH NEW INFRASTRUCTURE)

If yes, approximate timetable for providing service:

Sanitary Sewers immediately

City/Village Town \* AREA

or, write in number of years.

1 yr   

Water Supply immediately

or, write in number of years.

1 yr   

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: Millions

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? AGRICULTURE

c. How will the land be zoned and used if annexed? DATA CENTER CAMPUS

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>

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

THE PETITIONER - SNYDER - IS NOT CONTIGUOUS TO ANY VILLAGE LAND WITHOUT ALL THE OTHER LANDOWNERS - A MAP SHOULD BE INCLUDED WITH THIS REQUEST -

Prepared by:  Town  City  Village

Please RETURN PROMPTLY to:

Name: KATHLEEN CLARK

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

Email: CLERK@VIENNAWI.GOV

Municipal Boundary Review

Phone: 608-846-3800

PO Box 1645, Madison WI 53701

Date: NOVEMBER 20, 2025

Fax: (608) 264-6104

(March 2018)

**Are there multiple counties for this annexation?:**

Yes  
 No

**Population of the territory to be annexed: 22 (18 ADULTS AND 4 CHILDREN)**

**Area (in acres) of the territory to be annexed: 1135**

**Is this annexation a road right-of-way only?:**

Yes  
 No

**Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel):** 0909-162-8000-3; 0909-161-8500-9; 0909-161-8000-4; Portion of 0909-103-9000-2; 0909-103-9500-7; 0909-103-8000-4; Portion of 0909-103-8500-9; 0909-112-9200-9; 0909-162-9500-6; 0909-161-9000-2; 0909-152-8515-0; 0909-152-8045-0; 0909-102-9001-2; 0909-102-9500-8; 0909-101-9046-0; 0909-112-9051-0; 0909-112-9710-2; 0909-113-8500-7; 0909-113-8100-1; 0909-101-9001-3; 0909-101-9500-9; 0909-104-8005-0; 0909-113-8690-8; 0909-113-8191-2; 0909-104-8490-0; 0909-104-8500-8; 0909-104-9000-1; 0909-151-8501-0; 0909-152-8375-0; 0909-114-9150-8; 0909-104-9800-3; 0909-104-9501-5; 0909-113-9000-0; 0909-113-9500-5; 0909-141-8560-1; 0909-152-8000-5; Portion of 0909-142-8700-0; 0909-142-8000-7; 0909-141-9610-0; 0909-141-9250-0; 0909-141-9650-0

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102

## Required Items

---

### The Description

**Legal Description of the property being annexed:** [Legal Description - Submitted to DOA.pdf](#)  
[s.66.0217 \(1\) \(c\)](#)

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.

### The Map

**Map of the parcel being annexed:** [Scale Map - Submitted to DOA.pdf](#)

**Town of Vienna Board Minutes**  
**November 12, 2025**

The regular town board meeting was called to order on Monday, November 12, 2025, at 5:00PM by Chair Jerry Marx. Supervisors Gary Endres, Amanda Nickel, Dakota Cable, Sherri Meinholtz, PW Supervisor Scott Benson, Attorney Mark Schroeder and Clerk Kathy Clark were present. Also attending, many residents and non-residents, with 22 requesting to speak during public comment. Sign in sheet will be attached to minutes.

**Pledge of Allegiance was recited**

**Public Comment:** There were 22 speakers that spoke against the cooperation agreement presented to the town by QTS. This proposal offered \$2 million dollars a year, with a 3% increase each year for 15 years. Speakers are listed and can be provided or recorded minutes upon request.

**Discussion and possible action to convene into Closed Session:** Pursuant to Wis. Statute 19.85.1 (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (Discuss Proposed Agreement between town and QTS Data Centers)

The Town Chair asked board members if there was a motion to convene in closed session to discuss the proposed agreement presented by QTS to the Town, providing compensation for 15 years for cooperation for the annexation. Motion by Nickel, second by Cable to convene in closed session. A roll call vote was held: Nickel-yes, Cable-yes, Marx-yes, Endres-yes. Meinholtz Recused herself from the meeting. Motion carried. (4-0) Board convened into closed session at 5:47pm.

**Reconvene to Open Session:** Motion by Endres, second by Cable to reconvene into open session. Motion carried (4-0) Board reconvene at 6:25pm.

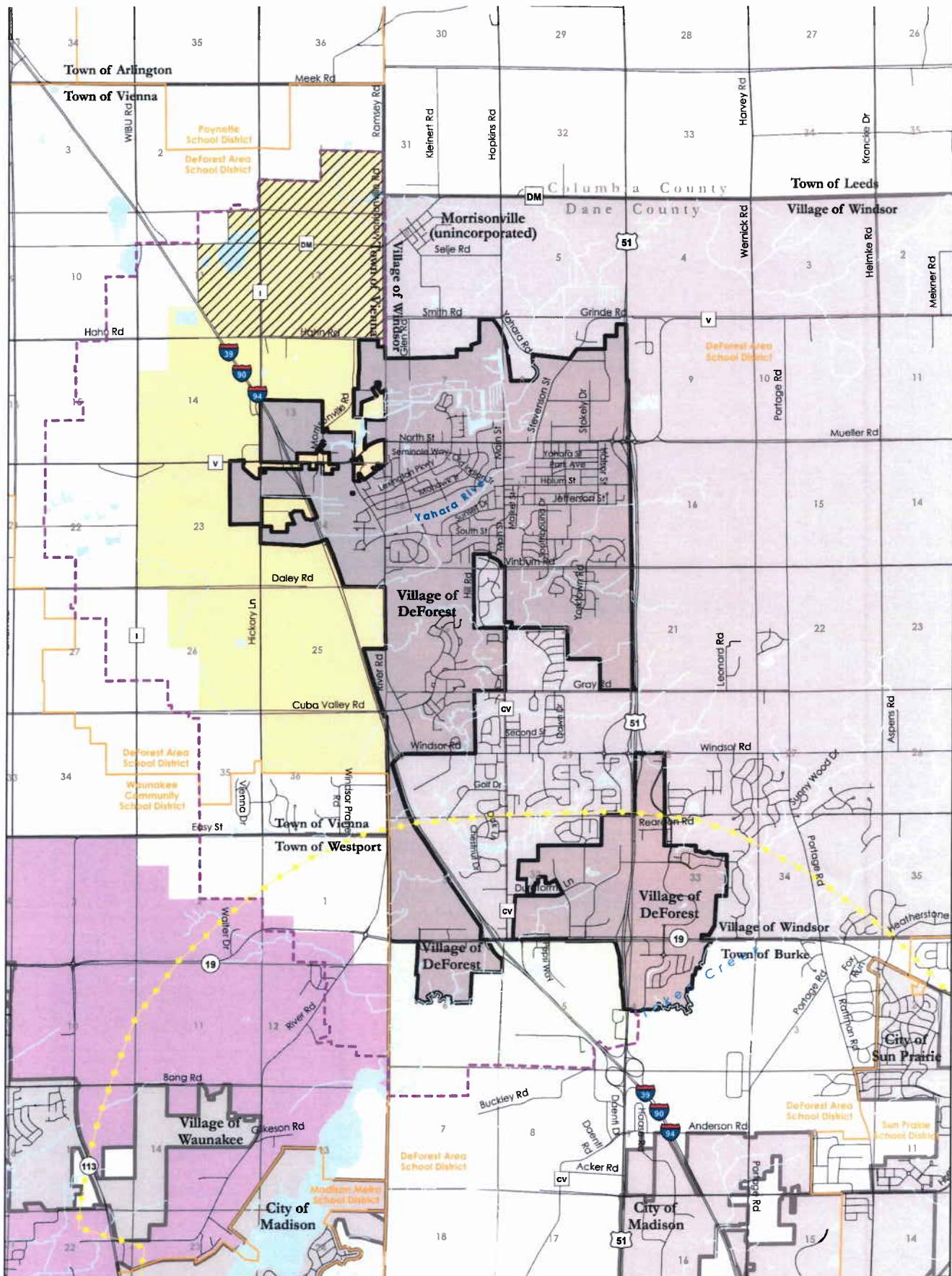
**Action Resulting from Closed Session:** Motion by Nickel, second by Cable not to approve the QTS proposed cooperation agreement, version 5, as presented. Motion carried (4-0)

**Adjourn:** Motion by Endres, second by Nickel, to adjourn. Motion carried (4-0). The meeting adjourned at 6:28PM.

**Prepared by:** Kathleen Clark, Town Clerk

**Note:** These minutes were approved at the November 17, 2025, board meeting





## Comprehensive Plan

1-1

### Jurisdictional Boundaries

0 1,500 3,000  
Feet



vierbicher

April 6, 2023  
Source: Dane County I.O., Capital Area RPC,  
Vierbicher, MDTollers

- Cities and Villages
- DeForest Village Limits (April 2023)
- Other Municipal Boundaries
- School District Boundaries
- # Sections with Section Numbers
- Roads
- Surface Water
- Windsor Review Area (per 2016 Windsor - Vienna Agreement)
- Urban Service Area Boundaries
- Airport Height Overlay Zone
- DeForest Extraterritorial Jurisdiction Boundary
- DeForest-Burke Extraterritorial Zoning Area
- DeForest-Vienna Extraterritorial Zoning Area
- Waunakee-Westport Extraterritorial Zoning Area



TONY EVERSON  
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>

December 15, 2025

PETITION FILE NO. 14821

CALLISTA LUNDGREN, CLERK  
VILLAGE OF DEFOREST  
120 S STEVENSON STREET  
DE FOREST, WI 53532-1505

KATHLEEN CLARK, CLERK  
TOWN OF VIENNA  
7161 COUNTY HIGHWAY I  
DE FOREST, WI 53532-1946

Subject: SNYDER REVOCABLE LIVING TRUST ET AL ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF VIENNA to the VILLAGE OF DEFOREST (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of December 30, 2025. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

# 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: Snyder Revocable Living Trust et al

Petition Number: 14821

1. Territory to be annexed: From TOWN OF VIENNA To VILLAGE OF DEFOREST

2. Area (Acres): 1,572.5

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

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

\$ 11,181.56

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 455,907.81

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

c. Paid by:  Petitioner  City  Village

c. Participating jurisdictions \_\_\_\_\_

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

d. Statutory authority (pick one)

s.66.0307  s.66.0225  s.66.0301

4. Resident Population: Electors: 24 Total: 26

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

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

Undeveloped: ✓ %

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?

UNDEVELOPED -

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 \_\_\_\_\_

---

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No

Town  Yes -  No  
*SEWER*

If yes, approximate timetable for providing service:

Sanitary Sewers immediately

City/Village

Town

*1 yr*

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? AGRICULTURAL

c. How will the land be zoned and used if annexed? COMMERCIAL / INDUSTRIAL

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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:

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Prepared by:  Town  City  Village

Please RETURN PROMPTLY to:

Name: KATHLEEN CLARK

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

Email: CLERK@VIENNAWI.GOV

Municipal Boundary Review

Phone: 608-846-3800

PO Box 1645, Madison WI 53701

Date: DECEMBER 30, 2025

Fax: (608) 264-6104

(March 2018)

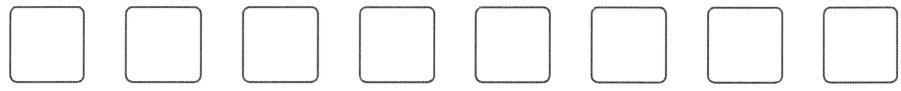
Parcel	Owner	Acres	2025 Local Tax	Comments
0909-162-8000-3;	Blue Star	40.2	\$32.22	
0909-161-8500-9	Blue Star	40.5	\$40.42	
0909-161-8000-4;	Blue Star	38.6	\$34.49	
0909-103-9500-7;	Blue Star	39.8	\$33.35	
0909-103-8000-4	Blue Star	39.9	\$33.64	
0909-112-9200-9;	Blue Star	3.529	\$491.84	
0909-162-9500-6	Kelley Tr	40.2	\$34.12	
0909-161-9000-2	Kelley Tr	40.1	\$637.98	
0909-152-8515-0	Raemisch Tr	52.75	\$43.53	
0909-152-8045-0;	CDB Meinholtz Bros Inc	59.12	\$51.16	
0909-102-9001-2;	Meinholtz Farms Co. LLC	38.39	\$31.66	
0909-102-9500-8	Meinholtz Farms Co. LLC	38.4	\$33.35	
0909-101-9046-0;	Meinholtz Farms Co. LLC	25.51	\$22.33	
0909-112-9051-0	Meinholtz Farms Co. LLC	28.08	\$24.31	
0909-112-9710-2	Meinholtz Farms Co. LLC	1	\$0.85	
0909-113-8500-7;	Meinholtz Farms Co. LLC	19.7	\$15.55	
0909-113-8100-1	Meinholtz Farms Co. LLC	8.42	\$6.50	
0909-101-9001-3	Gerald Hahn/Cindy Hahn	14.15	\$12.44	
0909-101-9500-9	Gerald Hahn/Cindy Hahn	39.7	\$35.33	
0909-104-8005-0;	Gerald Hahn/Cindy Hahn	36.6	\$27.98	
0909-113-8690-8	Cindy LaValle & Gerry Hahn	19.7	\$657.20	
0909-113-8191-2	Gerald Hahn/Cindy Hahn	15.2	\$15.55	
0909-104-8490-0;	Cindy Lavalle	2.34	\$1.98	
0909-104-8500-8	Paul Snyder Tr	39.7	\$151.51	
0909-104-9000-1	Paul Snyder Tr	39.6	\$862.41	
0909-151-8501-0	Peter Snyder Revoc Liv Tr	38.34	\$31.66	
0909-152-8375-0	Peter Snyder Revoc Liv Tr	0.314	\$0.28	
0909-114-9150-8;	Peter Snyder Revoc Liv Tr	8.7	\$7.07	
0909-104-9800-3	Donna Kelley	1.253	\$1,242.88	
0909-104-9501-5;	Shamrock Acres LLC	38.347	\$62.75	
0909-113-9000-0	Shamrock Acres LLC	39.3	\$888.70	
0909-113-9500-5	Shamrock Acres LLC	38.9	\$30.53	
0909-141-8560-1	Shamrock Acres LLC	34.7	\$210.02	
0909-152-8000-5;	Kathleen Heimbecker	8	\$957.95	
0909-142-8000-7	Dave Hahn	39.2	\$32.22	
0909-141-9610-0;	Ziegler Deforest LLC	26.06	\$30.53	
0909-141-9250-0;	Ziegler Deforest LLC	24.04	\$19.50	
0909-141-9650-0	Ziegler Deforest LLC	11	\$4,307.53	
0909-142-8700-0;	Dave Hahn	37.05	\$971.24	
0909-142-8800-0	Dave Hahn	2	\$656.91	
0909-154-8500-8	4D Farms	29.7	\$29.68	
0909-154-9000-1	4D Farms	34	\$33.35	
0909-151-8000-6	Grinde Bros. Land, LLC	39.5	\$32.79	
0909-151-9000-4	Grinde Bros. Land, LLC	39.4	\$33.92	
0909-151-9501-8	Grinde Bros. Land, LLC	38.248	\$630.63	

0909-151-9895-3	Duane & Jill Grinde	1.152	\$818.88	
0909-142-9000-5	Grinde Bros. Land, LLC	38.1	\$31.09	
0909-142-9110-2	Brett Sorenson & Shannon Smith	0.495	\$783.27	
0909-142-9140-6	Lori Jacoby & Jason Rast	0.459	\$396.58	
0909-142-9500-0	Midthun Living Trust	39.2	\$67.56	
0909-154-8000-3	Midthun Living Trust	39.2	\$32.79	
0909-143-8500-1	Midthun Living Trust	39.1	\$30.81	
0909-154-9500-6	Midthun Living Trust	37.5	\$26.01	
0909-143-9000-4	Stewart and Cheryl Harris	37.3	\$25.44	
<b>Total Acres (full parcels) &amp; Tax</b>		<b>1,521.75</b>	<b>\$11,153.32</b>	
Portion of 0909-103-9000-2;	Blue Star Diary-Excludes Buildings	17.3	\$14.29	Total Acres 39.3
Portion of 0909-103-8500-9;	Blue Star Diary-Excludes Buildings	16.9	\$13.96	Total Acres 39.9
<i>(SEE MAPS - ATTACHED)</i>		<b>Part of the acreage</b>	<b>34.2</b>	
<b>Approximate Total Acreage</b>		<b>1,555.95</b>	<b>\$11,181.56</b>	<b>\$55,907.81</b>
(unreconciled)				

\* PORTION OF PARCEL - NOT SURE OF ACRES



DCiMap  
Version 6.2.2



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200 ft

Enable clicking the map to get the coordinates

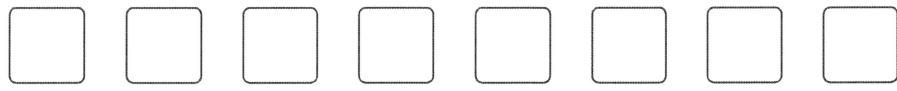


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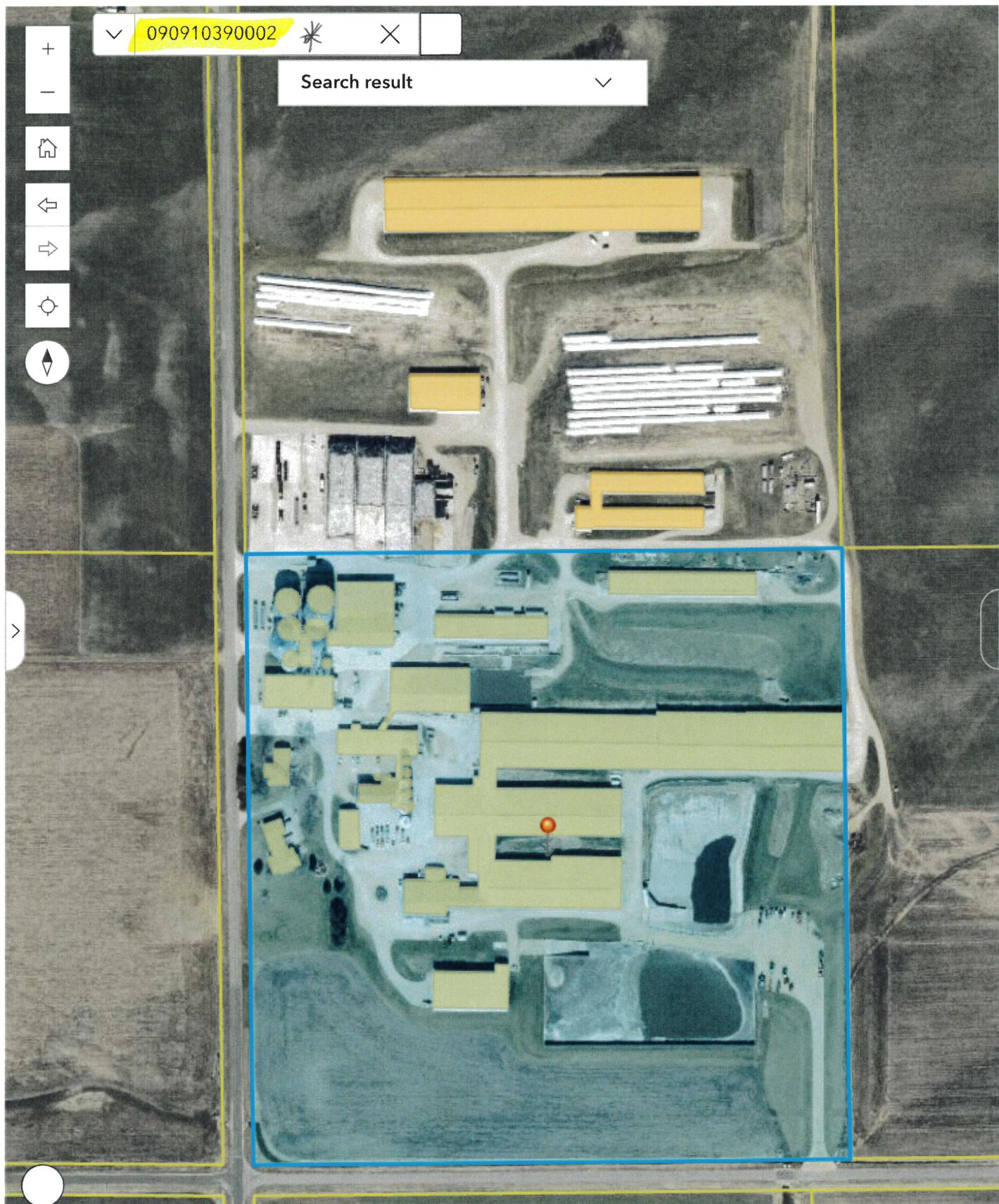
\* PORTION OF PARCEL - NOT SURE OF ACRES



DCiMap  
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200 ft

Enable clicking the map to get the coordinates



Scale: 1:4549 (16) Powered by Esri

**TOWN OF VIENNA SUBMISSION TO  
WISCONSIN DEPARTMENT OF ADMINISTRATION  
SNYDER REVOCABLE LIVING TRUST ET AL ANNEXATION**

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The Town of Vienna respectfully submits this memorandum in response to the Department's request that the Town provide information to assist in its determination of whether the proposed annexation is in the public interest or against the public interest. For the following reasons, this proposed annexation is contrary to the public interest.

**Shape and Homogeneity**

The subject petition is for territory that is neither reasonably shaped nor homogenous. While technically contiguous to the Village of De Forest (attached by +/- 904 linear feet to a small parcel separated from the entire Village by I-94) this annexation is essentially a "balloon on a string," a form of annexation prohibited by annexation case law. This massive area subject to the petition, in excess of 1574 acres, representing about 7% of the entire area of the Town. The annexation map includes several exclusions that create gaps in road jurisdiction.

Section 66.0217 (6), Wis. Stats., requires the Department to determine whether or not an annexation petition is in, or against, the public interest considering s. 66.0217 (6) (c), including shape and contiguity of the proposed annexation. In *Incorporation of the Town of Pewaukee*, 186 Wis. 2d 515, 525, the Wisconsin Court of Appeals opined "...that the DOD (now DOA) reviews annexations only in consideration of the objectives recognized by the legislature--to prevent haphazard, unrealistic and competitive expansion of municipalities which disregards the overall public interest." As a "balloon on a string"-type annexation, this petition does not meet the minimum standard for contiguity established by the Wisconsin Supreme Court in *Town of Mt. Pleasant v. City of Racine*, 24 Wis.2d 41, 127 N.W.2d 757 (1964). Balloon-on-a-string type annexations that use road right-of-way or other isolated strips of land for contiguity create bizarre and unworkable municipal boundaries that are difficult to serve and are confusing for area residents, businesses, emergency response personnel, and others.

In addition to the inappropriate shape, this proposed annexation violates the legislative objective to prevent haphazard, unrealistic and competitive expansion of the Village boundaries. The annexation is prompted by a single developer for a single purpose - the elimination of prime agricultural lands for construction of buildings totaling 1.9 million square feet. There would be absolutely no continuity between this development and the Village proper. The "balloon on a string," configuration of this annexation petition, if adopted as an ordinance, could potentially present future problems for the Village as other parcel owners seek annexation in the future.

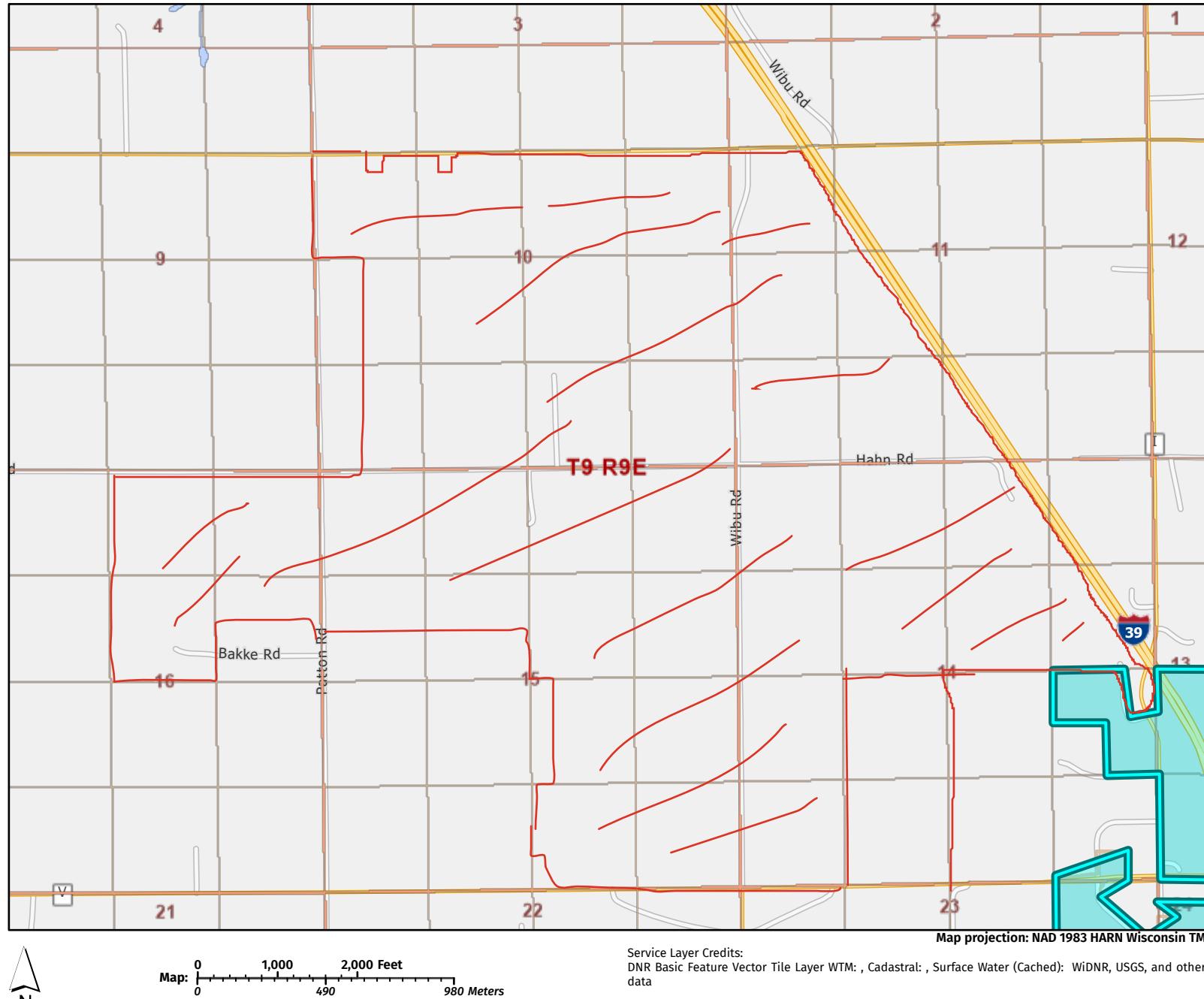
### **Arbitrary and Capricious Action**

The proposed annexation is arbitrary and capricious and therefore violates the Rule of Reason. A There is no demonstrable need for the Village to acquire the territory for this type of growth. The annexation is being directed not by the interests of the Village. The Village Comprehensive Plan designates a small area in the easternmost portion of the annexation area along I-94 as Industrial and Business Park, with the other 80% of the territory slated for Agricultural Preservation. This is the type of competitive expansion that violates the Rule of Reason.

### **Impact on the Remainder of the Town**

While primarily a court standard, the general public interest concept also encompasses the fiscal, service, political, environmental, and land use impacts on the remainder of the town from which the territory would be detached. This proposed annexation will have severe negative impacts on the Town. The territory of this proposed annexation severs the Town through the middle, dividing it from east to west. The Town's north/south road patterns would be disrupted, or worse, completely eliminated through transfer of jurisdiction to the Village and the development plans of the developer. These town roads are vital in the support of the Town farmers who rely on this transportation network. The municipal services associated with the haphazard road jurisdictional transfer would create service problems. The land use impacts are obvious - the Town's Comprehensive Plan designates virtually all the acreage as Agricultural Preservation. The elimination of these prime agricultural lands would have a deleterious impact not only to the plans but to the environment as well.

For these reasons, the Town of Vienna requests that the Department find that the proposed annexation is contrary to the public interest.



**Legend:** (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town

**Notes:**



10 - 3

Township N<sup>o</sup> II. — Range N<sup>o</sup> IX E. 4<sup>th</sup> Mer. Wis. Ter.



Survey Designated	By whom Surveyed	Date of contract	amt. of Survey	when Surveyed	when p <sup>r</sup> for p <sup>r</sup> ac.
Town Boundaries	John Mullett	10 <sup>th</sup> Oct 1831	10. 87. 64. 75	4th. q <sup>r</sup> 1832	1st. q <sup>r</sup> 1833
W <sup>g</sup> pt. to Road					
Subdivisions	John Mullett	16 <sup>th</sup> Feb 1832	22. 37. 98	2 <sup>d</sup> q <sup>r</sup> 1833	3 <sup>d</sup> q <sup>r</sup> 1833
E. of Road	Orson T. Goyow	8 <sup>th</sup> Feb. 1834	36. 45. 98	4 <sup>d</sup> q <sup>r</sup> 1834	1 <sup>st</sup> q <sup>r</sup> 1835
3 <sup>rd</sup> lines, E. of 1 <sup>st</sup> 2 <sup>nd</sup>	Mullett & Brink	9 <sup>th</sup> July 1833	13. 21. 05	4 <sup>th</sup> q <sup>r</sup> 1833	3 <sup>d</sup> q <sup>r</sup> 1834
9 <sup>th</sup> lines, E. of 1 <sup>st</sup> 2 <sup>nd</sup>					

The above Map of Township N<sup>o</sup> II, Range N<sup>o</sup> IX E. 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 and approved.

Surveyor General's Office

Robt. T. St. L. the Sec<sup>r</sup> Sec<sup>r</sup>