



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

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

March 16, 2026

PETITION FILE NO. 14833

CANDIE JONES, CLERK
VILLAGE OF OREGON
101 ALPINE PARKWAY
OREGON, WI 53575

JENNIFER HANSON, CLERK
TOWN OF OREGON
1138 UNION RD
OREGON, WI 53575-2742

Subject: LIBERTY PARK ANNEXATION

The proposed annexation submitted to our office on February 23, 2026, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **VILLAGE OF OREGON**, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14833 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2908>
Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,

Bradley T. Vowels-Katter

Municipal Boundary Review – DOA

Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

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

cc: petitioner

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Oregon, Dane County, Wisconsin, lying contiguous to the Village of Oregon, petition the Honorable Clerk and Administrator and Board Members of said Village to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the Village of Oregon, Dane County, Wisconsin.

Lot 1, Certified Survey Map 4596, recorded in Vol. 20 of Certified Survey Maps, page 115, as #1869401, in the Town of Oregon, Dane County Wisconsin; modified by Affidavit recorded in Vol. 6547 of Records, page 63, as #1869709; modified by Affidavit recorded in Vol. 6592 of Records, page 78, as #1871542.

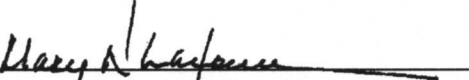
Said parcel contains 103,299 square feet including the right-of-way (2.37 acres).

There are no persons residing in the territory.

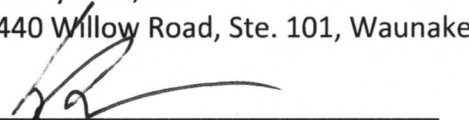
Dated this 23rd day of February, 2026




Nicholas Ladopoulos Owner/Member
Liberty Park, LLC
5440 Willow Road, Ste. 101, Waunakee, WI 53597



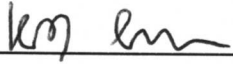
Mary N. Layoun Owner/Member
Liberty Park, LLC
5440 Willow Road, Ste. 101, Waunakee, WI 53597



Kyo Ladopoulos Owner/Member
Liberty Park, LLC
5440 Willow Road, Ste. 101, Waunakee, WI 53597



Odysseas Ladopoulos Owner/Member
Liberty Park, LLC
5440 Willow Road, Ste. 101, Waunakee, WI 53597



Kassander Ladopoulos Owner/Member
Liberty Park, LLC
5440 Willow Road, Ste. 101
Waunakee, WI 53597

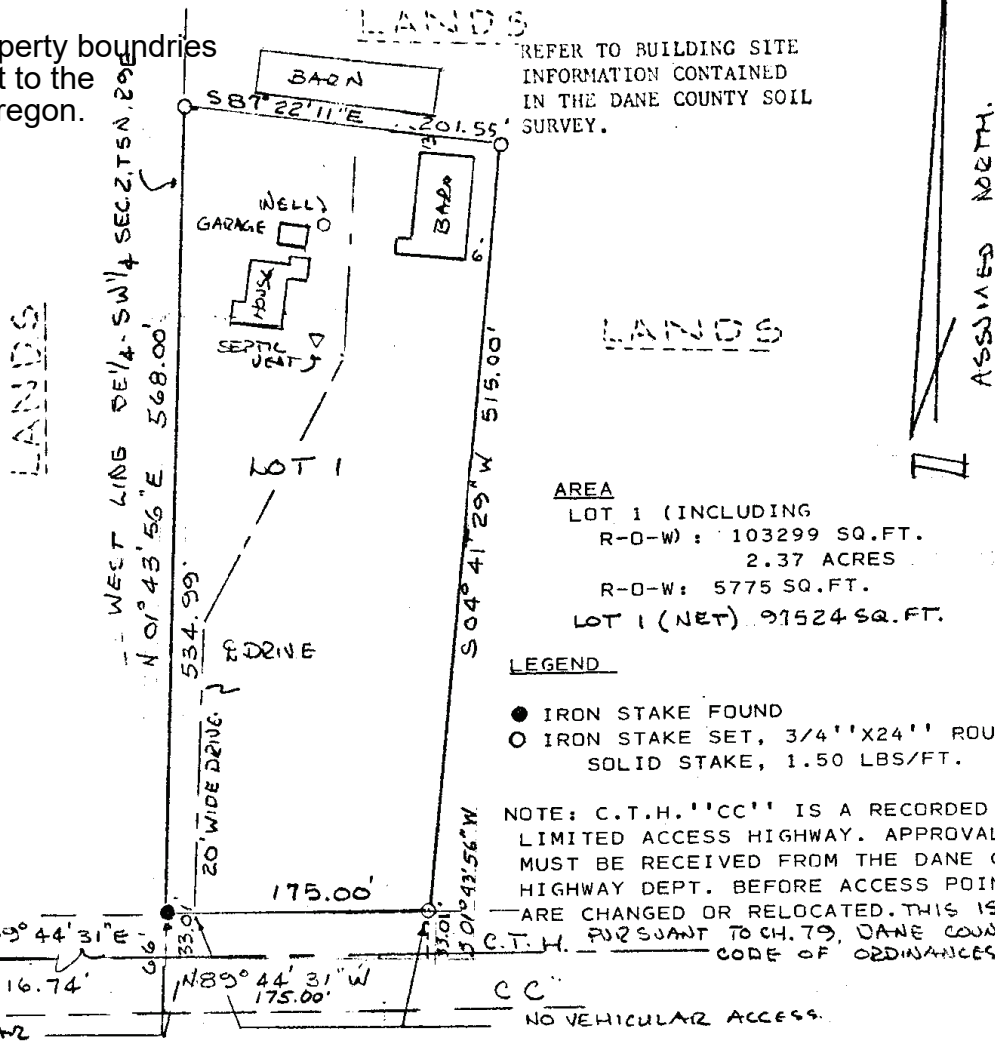
Legal Description

Lot 1, Certified Survey Map 4596, recorded in Vol. 20 of Certified Survey Maps, page 115, as #1869401, in the Town of Oregon, Dane County Wisconsin; modified by Affidavit recorded in Vol. 6547 of Records, page 63, as #1869709; modified by Affidavit recorded in Vol. 6592 of Records, page 78, as #1871542.

Said parcel contains 103,299 square feet including the right-of-way (2.37 acres).

CERTIFIED SURVEY MAP

*All four property boundaries are adjacent to the Village of Oregon.



S.W. CORNER
SEC 2, T5N R9E
1316.74'

5214 C.T.H. CC, OREGON, WISCONSIN

PROPERTY ADDRESS: _____
 SURVEYED FOR: BORBE, INC. (A WI. CORP) % MR. PETER DOHR, % ROSS & STEVENS,
 1 SOUTH PINCKNEY STREET, SUITE 801, MADISON, WI. 53703

Surveyor's Certificate

I, John C. McKenna, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of DANE County, and under the direction of PETER DOHR, the owner(s), I have surveyed, divided, and mapped the above described parcel of land and that the accompanying map is a correctly dimensioned representation to scale of the exterior boundaries of the land surveyed and the division of that land.

John C. McKenna, Registered Land Surveyor #5-1018 2/26/85

John C. McKenna III
 34 Whitcomb Circle
 Madison, WI 53711
 Office 271-6111

Offidavit Correction
 #1871542
 V 6592 P 78



1869401

SCALE: 1" = 100 FEET
 WORK BY: JM/CT/TH
 DRAWN BY: TT
 JOB NO.: 3450-A

DOCUMENT NO. _____
 CERTIFIED SURVEY MAP NO. 4596
 VOLUME 20 PAGE 115

Offidavit Correction
 #1869709

SHEET 1 OF 2

Tral. 16547 P. 63

602

CERTIFIED SURVEY MAP

Legal Description: A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, T5N, R9E, TOWN OF OREGON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH WEST CORNER OF SAID SECTION 2;
 THENCE S89°44'31''E, 1316.74 FEET ALONG THE SOUTH LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING;
 THENCE N01°43'56''E, 568.00 FEET ALONG THE WEST LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 2;
 THENCE ~~S81°55'04''E, 210.00 FEET;~~ **S87°22'11''E 201.55'**
 THENCE ~~S05°32'27''W, 508.58 FEET;~~ **S04°41'29''W 515.00'**
 THENCE S01°43'56''W, 33.01 FEET TO THE SOUTH LINE OF SAID SECTION 2;
 THENCE N89°44'31''W, 175.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SUBJECT TO A PUBLIC ROAD OVER THE SOUTHERLY 33 FEET THEREOF.

Owner(s) Certificate
 (State of Wisconsin)
 (County of Dane) SS

As owners, we hereby certify that we caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented hereon. Signed 25 day of February, 1985.

BORBE, INC.

By:

Owner Herbert Borbe, President

Owner Erica Borbe, Secretary

~~Personally came before me this _____ day of _____, 19____, the above named owner(s), to me known to be the persons who executed the foregoing instrument, and acknowledged the same.~~

Signatures of the officers of Borbe, Inc. authenticated this 25 day of February, 1985.

Peter R. Dohr
 Member State Bar of Wisconsin

Local Government Approval

OMIT

Approved for recording by: _____
 on this _____ day of _____, 19____.

DANE COUNTY CERTIFICATE OF APPROVAL:
 APPROVED FOR RECORDING PER DANE COUNTY AGRICULTURE, ENVIRONMENT AND LAND RECORDS COMMITTEE.

N. Scribner # 3444 February 26, 1985
 PLAT REVIEW OFFICER DATE

Norbert Scribner



John C. McKenna III
 34 Whitcomb Circle
 Madison, WI 53711
 Office 271-6111

JOB NO. 3450-A

Register of Deeds Certificate

Received for record this 26 day of February, 1985 at 2:33 o'clock, P.M. and recorded in volume 20 of certified survey maps of Dane County, on page 115 & 116.

Register of Deeds by: Carol R. Madake
Dorlene M. Duckert, Deputy

DOCUMENT NO. 1869401
 CERTIFIED SURVEY MAP NO. 4896
 VOLUME 20 PAGE 116

DIR - Request for Annexation Review

2/23/2026 12:31:40 PM

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 or 608-261-6097

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: Liberty Park, LLC

Phone: (608) 663-1445

Email: bryan@allstargroup.net

Contact information if different than Petitioner

Representative Name: Bryan Elliott

Phone: (608) 663-1445

Email: bryan@allstargroup.net

Property Information

Town(s) where property is located: Oregon

Petitioned City or Village: Oregon

County where property is located: Dane

Are there multiple counties for this annexation?:

Yes

No

Population of the territory to be annexed: 0

Area (in acres) of the territory to be annexed: 2.37

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): 0509-023-9700-0

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Required Items

The Description

Legal Description of the property being annexed: [Legal Description-Liberty Parks LLC.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:

- o Aliquot part;
- o Reference to any other document (plat of survey, deed, etc.);
- o Exception or Inclusion;
- o Parcel ID or tax number.

The Map

Map of the parcel being annexed: [CSM Map 4596 5214 Hwy. CC.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:

- o 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.
- o Bearings and distances along all parcel boundaries as described.

- o All adjoining as referenced in the description.

The map must include a **graphic scale**.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

The Petition

Signed Petition or Notice of Intent to Circulate: [Petition for Annexation.pdf](#)

State the purpose of the petition:

- o Direct annexation by unanimous approval; OR
- o Direct annexation by one-half approval; OR
- o Annexation by referendum.

Petition must be signed by:

- o All owners and electors, if by unanimous approval
- o See [66.0217\(3\)\(a\)](#).
- o 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 or 608-264-6102

Fees

Annexation Review Fee Schedule

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

\$300 - 2 acres or less

\$525- 2.01 acres or more

Review Fee: (Required with all annexation submittals except those that consist ONLY of road right-of-way)

\$300- 2 acres or less

\$900- 2.01 to 10 acres

\$1,200 - 10.01 to 50 acres

\$1,500 - 50.01 to 100 acres

\$2,100 - 100.01 to 200 acres

\$3,000 - 200.01 to 500 acres

\$4,000 - Over 500 acres

Preliminary Fee: Initial Filing Fee of (2.37 acres) \$525 + Review Fee \$900 = \$1425

Total Fee Due: \$1,425.00

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

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

February 24, 2026

PETITION FILE NO. 14833

CANDIE JONES, CLERK
VILLAGE OF OREGON
101 ALPINE PARKWAY
OREGON, WI 53575

JENNIFER HANSON, CLERK
TOWN OF OREGON
1138 UNION RD
OREGON, WI 53575-2742

Subject: LIBERTY PARK 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 OREGON to the VILLAGE OF OREGON (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 March 16, 2026. Direct any questions and comments to Bradley Vowels-Katter at (608) 261-6097. 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,

Bradley T. Vowels-Katter

Municipal Boundary Review – DOA

Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

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

Enclosures: Annexation Questionnaire

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Liberty Park**

Petition Number: **14833**

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

2. Area (Acres): 2.37

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 214.18

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$1,070.90

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: Petitioner City Village

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: _____ Electors: 0 Total: 0

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

Residential: 55 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 45 %

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

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

Other: _____ %

Comments: _____

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

Plat Name: _____

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

apartments and duplexes to north and west, restaurant to west, church and

food pantry to east

In the town?: n/a

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 _____

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
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(annual tax multiplied by 5 years): \$1,070.90

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c. Paid by: Petitioner City Village

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: _____ Electors: 0 Total: _____

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

Residential: 55 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 45 %

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

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

Other: _____ %

Comments: _____

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

Plat Name: _____

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

In the town?: _____

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other _____

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

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
 or, write in number of years. _____ _____

Water Supply immediately
 or, write in number of years. _____ _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No

 Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? _____

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

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

Prepared by: Town City Village

Name: Jennifer Hanson

Email: jhanson@townoforegonwi.gov

Phone: 608-835-3200

Date: March 10, 2026

(March 2018)

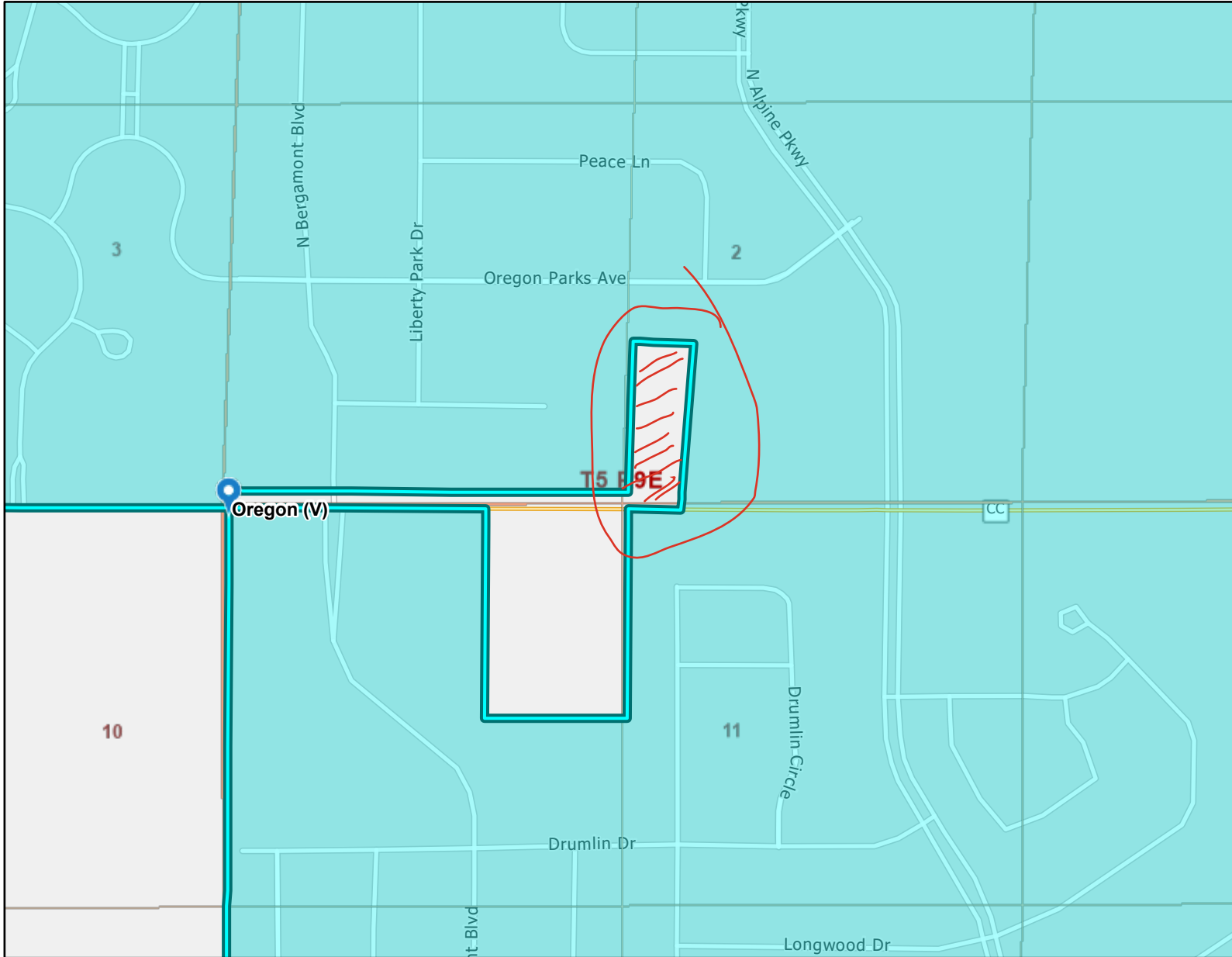
Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

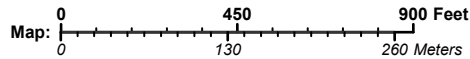
Fax: (608) 264-6104



Legend: (some map layers may not be displayed)

- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town

Notes:



Service Layer Credits:
DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Surface Water:
WIDNR, USGS, and other data, Cadastral:

Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>.

Date Printed: 3/16/2026 11:43 AM

