



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>

June 18, 2026

PETITION FILE NO. 14847

CASSANDRA SUETTINGER, CLERK
VILLAGE OF MCFARLAND
5915 MILWAUKEE ST
MCFARLAND, WI 53558-8962

JOHN WRIGHT, CLERK
TOWN OF BLOOMING GROVE
1880 S STOUGHTON ROAD
MADISON, WI 53716-2258

Subject: APRIL HILL ANNEXATION

The proposed annexation for the Village of McFarland (the Village) from the Town of Blooming Grove (the Town) submitted to our office on May 28, 2026, for an advisory determination has been reviewed pursuant to Wis. Stat. § 66.0217(6). After evaluating the petition against the two statutory considerations the Department of Administration (the Department) must apply, the Department finds that the proposed annexation does not satisfy the requirement related to the provision of municipal services and therefore is not in the public interest at this time.

In advising whether an annexation is in the public interest, Wis. Stat. § 66.0217(6) requires the Department to consider whether “[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. Wis. Stat. § 66.0217(6)(c)2. The subject petition is for territory that is reasonably shaped and contiguous to the Village, and therefore, that criterion is satisfied.

The statute also requires the Department to consider whether “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 Village has noted their potential to provide services to the territory in their responses to a questionnaire submitted to the Department. However, the City of Madison (the City) has “filed a resolution adopted by two-thirds vote... indicating a willingness to annex the territory...” and therefore the Department must consider which municipality can “clearly better supply” services to the subject territory under Wis. Stat. § 66.0217(6)(c)1.

The Department’s review of the Village and Town Questionnaires, together with the letter submitted by the City, demonstrates that the City is better positioned to provide the necessary governmental services to the territory in a timelier and more cost-efficient manner than the Village. The documentation submitted by the City, in addition to stating that “*the City of Madison ... can provide the necessary services to the proposed annexation territory,*” also comprehensively details the City’s service capacity, and reflects that existing infrastructure and service routes already extend to or near the subject area. This indicates that services could be easily supplied to the subject area in a relatively quick manner.

By contrast, the Village’s Questionnaire materials do not demonstrate that the Village can provide equivalent levels of service to the annexation territory without significant new extensions of infrastructure or increased service delivery costs (sewer service extensions, lift stations, etc). The Village’s submissions do not clearly establish that it can supply police, fire/EMS, utilities, and zoning administration more efficiently than the City, nor do they demonstrate that the Village can do so more quickly or at lower cost. The Department therefore concludes that, at this time, the City can clearly supply the needed governmental services to the territory better than the Town or Village under Wis. Stat. § 66.0217(6)(c)1.

The Department also notes that certain territory included in the proposed annexation is subject to an intergovernmental agreement. The subject petition is for territory that is contiguous to the Village, and the shape of the annexation boundary follows existing parcel boundaries. However, this annexation would extend the Village's boundaries north of Siggelkow Road. It is this annexation territory that falls within areas subject to an intergovernmental agreement, the *Town of Blooming Grove and City of Madison Cooperative Plan under s. 66.0307* (2006) (City-Town Cooperative Plan), which remains in effect until 2027, and which calls for Town lands north of Siggelkow Road to eventually attach to the City. According to that agreement, the Village "may annex Town lands south of Siggelkow road," but it remains silent on whether the Village could annex other Town territory.

The Department's authority to review whether an annexation petition is in the public interest is set forth in Wis. Stat. § 66.0217(6)(a) and (c). This statutory language is narrow in scope, limiting the Department's public interest review to the two criteria outlined in the opening paragraph above, related to shape/homogeneity and municipal services. The Department's limited public interest review under Wis. Stat. § 66.0217(6)(a) and (c) serves an advisory function only. The statutes do not empower the Department to adjudicate issues pertaining to Wis. Stat. § 66.0307(7)(b), as a prerequisite to its public interest review.

For these reasons, the Department does not take a position on the applicability of any disputed provisions of Wis. Stat. § 66.0217(2) and 66.0307(7)(b), and the Department urges the Village to carefully consider these statutes before adopting an annexation ordinance. To resolve potential conflicts, the Village might consider cooperating with the City to renew and update the communities' expired City-Village Agreement. Alternatively, the City and Town might consider amending their Cooperative Plan by including the Village as a party.

Finally, the Department notes that the negotiated municipal boundary interface between the communities included in the expired City-Village Agreement and the current City-Town Cooperative Plan would result in more compact and rational municipal boundaries than what is included in the proposed annexation. By utilizing the straight-line configuration of Siggelkow Road, the communities achieved an easily-understood municipal boundary interface for residents, municipal officials and staff, businesses, and others.

The Department reminds clerks of annexing municipalities of the requirements of Wis. Stat. § 66.0217 (9)(a), 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. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14847 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=2922>
Please call me at (608) 266-7043, should you have any questions concerning this annexation review.

Sincerely,



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

cc: petitioner

NOTICE OF INTENTION TO CIRCULATE PETITION FOR ANNEXATION OF
TERRITORY TO THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

PLEASE TAKE NOTICE that not less than 10 nor more than 20 days from the date of this Notice, the undersigned electors and owners of real property in the territory described below intend to circulate a Petition in accordance with Section 66.0217(3) of the Wisconsin Statutes for annexation of the following territory in the Town of Blooming Grove, Dane County, Wisconsin:

Located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows:

Beginning at the North Quarter Corner of said ~~North Quarter~~ of Section 35;
thence South 01 degree 27 minutes 09 seconds East along the East line of the Northwest Quarter of said Section 35, 2655.92 feet to the Center of said Section 35, also being the South line of the Northwest Quarter of said Section 35;
thence South 87 degrees 34 minutes 50 seconds West along said South line, 1313.44 feet to the West line of April Hill Plat (as recorded in Volume 29, Page 47, Document Number 1130710, Dane County Registry, Wisconsin);
thence North 01 degree 37 minutes 59 seconds West along said West line, 2666.41 feet to the North line of the Northwest Quarter of said Section 35;
thence North 88 degrees 02 minutes 27 seconds East along said North line, 1321.71 feet to the Point of Beginning.

This description contains 3,506,029 square feet or 80.4874 acres.

Bearings are based upon the Wisconsin County Coordinate System - Dane Zone

Attached as Exhibit A and incorporated by reference is a scale map that accurately reflects the legal description of the lands proposed for annexation.

A copy of the scale map may be inspected at the office of the office of the Clerk/Treasurer/Administrator for the Town of Blooming Grove, Dane County, Wisconsin, and the office of the Village Administrator for the Village of McFarland, Dane County, Wisconsin:

Dated this 23 of April, 2026

Justin C. Verhulst
3383 Brugger Place,
McFarland, WI 53558

Robyn J. Steckel
3323 Brugger Place,
McFarland, WI 53558

ANNEXATION TO THE VILLAGE OF MCFARLAND

EXHIBIT
A

ORDINANCE No. _____
 I.D. No. _____
 DATE ADOPTED _____
 DATE PUBLISHED _____

ALD. DISTRICT ANNEXED TO _____
 AREA () _____ **80.49 ACRES**

TOWN OF BLOOMING GROVE

N88°02'27"E 1321.71'

NORTH QUARTER
OF SECTION
35-07-10

GRID NORTH
 BEARINGS ARE BASED UPON
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE 83 2011)



CITY OF MADISON

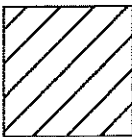
CITY OF MADISON

N01°37'59"W 2666.41'

S01°27'09"E 2655.92'

KEY

— — — CITY LIMITS LINE

 ANNEXATION AREA AND BOUNDARY

HEEGS ROAD

BRUGGER PLACE

HEEGS ROAD

SWINBURNE DRIVE

JENNESS AVENUE

KUPHLING DRIVE

BITTNER LANE

SCHULTZ DRIVE

GARNER DRIVE

RANKINE ROAD

SIGELKOPF ROAD

S87°34'50"W 1313.44'

VILLAGE OF MCFARLAND

CENTER OF
SECTION
35-07-10

Burse

surveying & engineering inc

2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com
 Date: April 07, 2026
 Plot View: Annex



SCALE : ONE INCH = FOUR HUNDRED FEET

Annexation to the Village of McFarland Description
Metes and Bounds Description

Located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows:

Beginning at the North Quarter Corner of said North Quarter of Section 35;
thence South 01 degree 27 minutes 09 seconds East along the East line of the Northwest Quarter of said Section 35, 2655.92 feet to the Center of said Section 35, also being the South line of the Northwest Quarter of said Section 35;
thence South 87 degrees 34 minutes 50 seconds West along said South line, 1313.44 feet to the West line of April Hill Plat (as recorded in Volume 29, Page 47, Document Number 1130710, Dane County Registry, Wisconsin);
thence North 01 degree 37 minutes 59 seconds West along said West line, 2666.41 feet to the North line of the Northwest Quarter of said Section 35;
thence North 88 degrees 02 minutes 27 seconds East along said North line, 1321.71 feet to the Point of Beginning.

This description contains 3,506,029 square feet or 80.4874 acres.

Bearings are based upon the Wisconsin County Coordinate System - Dane Zone

Prepared By:
Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison WI, 53704

M:\BSE3124\Documents\Descriptions\Metes and Bounds Description.docx

NOTICE OF INTENTION TO CIRCULATE PETITION FOR ANNEXATION OF TERRITORY TO THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

PLEASE TAKE NOTICE that not less than 10 nor more than 20 days from the date of this Notice, the undersigned electors and owners of real property in the territory described below intend to circulate a Petition in accordance with Section 66.0217(3) of the Wisconsin Statutes for annexation of the following territory in the Town of Blooming Grove, Dane County, Wisconsin:

Located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows:

Beginning at the North Quarter Corner of said North Quarter of Section 35; thence South 01 degree 27 minutes 09 seconds East along the East line of the Northwest Quarter of said Section 35, 2655.92 feet to the Center of said Section 35, also being the South line of the Northwest Quarter of said Section 35; thence South 87 degrees 34 minutes 50 seconds West along said South line, 1313.44 feet to the West line of April Hill Plat (as recorded in Volume 29, Page 47, Document Number 1130710, Dane County Registry, Wisconsin); thence North 01 degree 37 minutes 59 seconds West along said West line, 2666.41 feet to the North line of the Northwest Quarter of said Section 35; thence North 88 degrees 02 minutes 27 seconds East along said North line, 1321.71 feet to the Point of Beginning.

This description contains 3,506,029 square feet or 80.4874 acres.

Bearings are based upon the Wisconsin County Coordinate System – Dane Zone

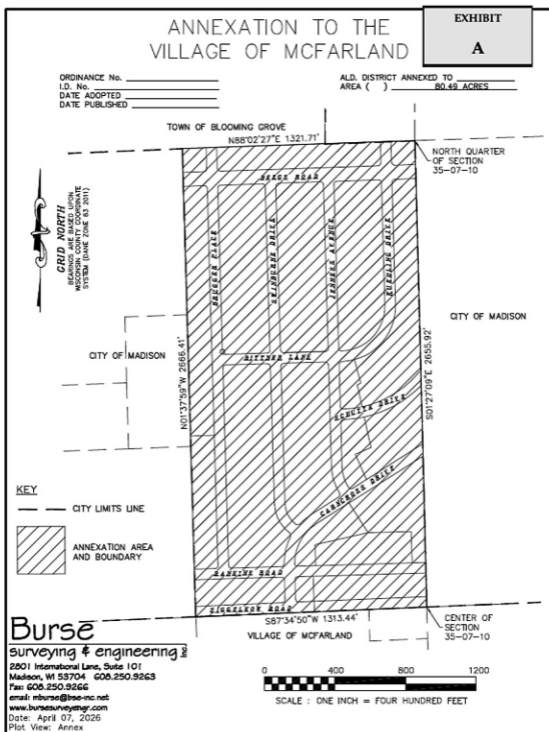
Attached as Exhibit A and incorporated by reference is a scale map that accurately reflects the legal description of the lands proposed for annexation.

A copy of the scale map may be inspected at the office of the office of the Clerk/Treasurer/Administrator for the Town of Blooming Grove, Dane County, Wisconsin, and the office of the Village Administrator for the Village of McFarland, Dane County, Wisconsin:

Dated this 23 of April, 2026

Justin C. Verhulst
3383 Brugger Place,
McFarland, WI 53558

Robyn J. Steckel
3323 Brugger Place,
McFarland, WI 53558



**PETITION OF ELECTORS AND PROPERTY OWNERS
FOR DIRECT ANNEXATION BY ONE-HALF APPROVAL.**

We, the undersigned, acting in accordance with Wis. Stat. § 66.0217(3), in total, constituting a number of electors equal to at least a majority of the votes cast for governor in the territory described in Exhibit B, attached hereto, at the last gubernatorial election and the owners of at least one-half of the land in area or one-half of the real property in assessed value in the territory described in Exhibit B of the Town of Blooming Grove, Dane County, Wisconsin, lying contiguous to the Village of McFarland, Dane County, Wisconsin, respectfully petition the Village Board of the Village of McFarland, Dane County, Wisconsin to annex the territory described in Exhibit B and shown on the scale map, attached hereto as Exhibit A, to the Village of McFarland, Dane County, Wisconsin:

A copy of the Scale Map and Legal Description (Exhibits A and B) have been made available for inspection at the office of the Town Clerk/Treasurer/Administrator for the Town of Blooming Grove and at the office of the Village Administrator for the Village of McFarland.

The population of the territory to be annexed is 386 people as of the 2020 Federal Census. The land area of the territory is 80.4874 acres. The assessed value of the real property within the territory is \$52,903,500.00.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

Signature of Petitioners	Date	Owner/Elector (specify which)	Tax ID Number and Street Address
1.			
2.			
3.			
4.			
5.			

This Petition includes the original Petition and any of its counterparts. Wis Stat. § 66.0217(e).

No Person who has signed this Petition may withdraw their name from the Petition; no additional signatures may be added to this Petition after it is filed. See Wis. Stat. § 66.0217(a)(b).

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102

wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

**Online Submittal and Payment: Instead of this form go to <https://wi.accessgov.com/public/Forms/Page/doa-dir/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: **April Hill**

Phone: **608-379-0423**

Email: **Justin Verhulst <justin.c.verhulst@gmail.com>**

Contact Information if different than petitioner:

Representative's Name: **Justin Verhulst**

Phone: **608-379-0423**

E-mail: **Justin Verhulst <justin.c.verhulst@gmail.com>**

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

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

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

4. Population of the territory to be annexed: **386**

5. Area (in acres) of the territory to be annexed: **80.4874**

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

(Feb 2026)

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

\$525 Initial Filing Fee (required with the first submittal of all petitions)

\$300 – 2 acres or less

\$525 – 2.01 acres or more

\$1,500 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

\$2,025 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 adjoining as referenced in the description.
- The map must include a **graphic scale**.
- The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

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

s. 66.0217 FILING

- The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

April Hill Parcel ID Number

008/071035207487	008/071035205729	008/071035206380	008/071035260348
008/071035201483	008/071035203132	008/071035206826	008/071035201929
008/071035201705	008/071035207709	008/071035208806	008/071035202035
008/071035201812	008/071035200055	008/071035204864	008/071035202142
008/071035204533	008/071035200162	008/071035208477	008/071035263700
008/071035204640	008/071035205836	008/071035201045	008/071035260455
008/071035204757	008/071035203025	008/071035206497	008/071035261749
008/071035263730	008/071035209467	008/071035202366	008/071035205514
008/071035261089	008/071035207816	008/071035202473	008/071035260606
008/071035261196	008/071035200279	008/071035201152	008/071035203687
008/071035263670	008/071035203892	008/071035266575	008/071035260508
008/071035263434	008/071035200386	008/071035201269	008/071035261418
008/071035264077	008/071035202919	008/071035267341	008/071035202259
008/071035263541	008/071035207370	008/071035266682	
008/071035261301	008/071035209350	008/071035267234	
008/071035263327	008/071035207923	008/071035267458	
008/071035263210	008/071035200493	008/071035266799	
008/071035264184	008/071035205943	008/071035267127	
008/071035265585	008/071035204097	008/071035267565	
008/071035262999	008/071035202802	008/071035208691	
008/071035265807	008/071035207263	008/071035269803	
008/071035264291	008/071035209243	008/071035201376	
008/071035261525	008/071035205309	008/071035266904	
008/071035262775	008/071035208039	008/071035267010	
008/071035263103	008/071035200608	008/071035268591	
008/071035262882	008/071035206059	008/071035269698	
008/071035265914	008/071035207156	008/071035267672	
008/071035264406	008/071035209136	008/071035268706	
008/071035265478	008/071035205194	008/071035208584	
008/071035261632	008/071035208146	008/071035267789	
008/071035265361	008/071035200715	008/071035268813	
008/071035262668	008/071035206166	008/071035269581	
008/071035262551	008/071035204319	008/071035269474	
008/071035266020	008/071035202697	008/071035201590	
008/071035264513	008/071035207049	008/071035268920	
008/071035203570	008/071035209029	008/071035260017	
008/071035264620	008/071035205087	008/071035206719	
008/071035203463	008/071035208253	008/071035260124	
008/071035265254	008/071035200822	008/071035269367	
008/071035266137	008/071035206273	008/071035207594	
008/071035264835	008/071035202580	008/071035265692	
008/071035203356	008/071035206933	008/071035269036	
008/071035203249	008/071035208913	008/071035265049	
008/071035266244	008/071035204971	008/071035260231	
	008/071035204426	008/071035269143	
	008/071035208360	008/071035206602	
	008/071035200939	008/071035269250	



Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: All Alders
From: Meagan Tuttle, Planning Division Director
Date: March 3, 2026
RE: Potential Annexation Petition of April Hills to McFarland (Leg ID 92210)

Background

The City has received notice that residents of the April Hills neighborhood in the Town of Blooming Grove are intending to circulate a petition to annex the neighborhood to the Village of McFarland. This neighborhood is scheduled to attach to the City of Madison on October 31, 2027, as part of the Final Attachment of the Town of Blooming Grove. Under Wis. Stat. § 66.0217(6), the Wisconsin Department of Administration will consider, among other things, whether the annexation is in the “public interest” including whether governmental services can best be provided by the town or some other village or city that has filed a resolution indicating its willingness to annex the territory, and the overall shape of the proposed annexation relative to contiguous areas.

To ensure that the statutory review of the annexation petition considers the City’s ability to serve the neighborhood, File No. 92210 is before the Council for consideration. This memo provides additional background on the history of the area, why the City feels it can better serve April Hills than the Village of McFarland and the statutory processes that will occur.

Resolution will enable consideration of City’s ability to serve April Hills in annexation petition process

On February 26, 2026, notice was provided to the City that residents of the April Hills subdivision are intending to circulate a petition to annex to the Village of McFarland. The residents are pursuing annexation under Wis. Stat. § 66.0217(3)(a), direct annexation by one-half approval, a method that requires signatures from more than 50% of electors in the last governor’s election and more than 50% of property owners (by area or assessed value). Residents can begin collecting signatures on their petition 10-20 days following the notice and have six months to file said petition with the Village of McFarland.

Under Wis. Stat. § 66.0217(6), within twenty (20) days of receiving the notice, the State of Wisconsin Department of Administration (DOA) is required to review the proposed annexation’s legal description and scale map. In addition, the DOA will consider whether the annexation is in the “public interest”, which is defined, at § 66.0217(6)(c), as:

1. Whether 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 which files with the circuit court a certified copy of a resolution adopted by a two-thirds vote of the elected members of the governing body indicating a willingness to annex the territory upon receiving an otherwise valid petition for the annexation of the territory.
2. 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.

Following its review, the DOA will provide the Village of McFarland with a recommendation as to the annexation. While the DOA's advice is advisory only, the Village would have to consider the DOA's advice before taking final action on the petition. By adopting a resolution with a two-thirds vote of Madison Alders indicating the City's willingness to annex April Hills upon receiving an otherwise valid petition for the annexation of the territory (File No. 92210), the DOA will need to consider whether governmental services for April Hills could clearly be better supplied by the City.

Agreements with McFarland and Blooming Grove anticipated April Hills in the City of Madison

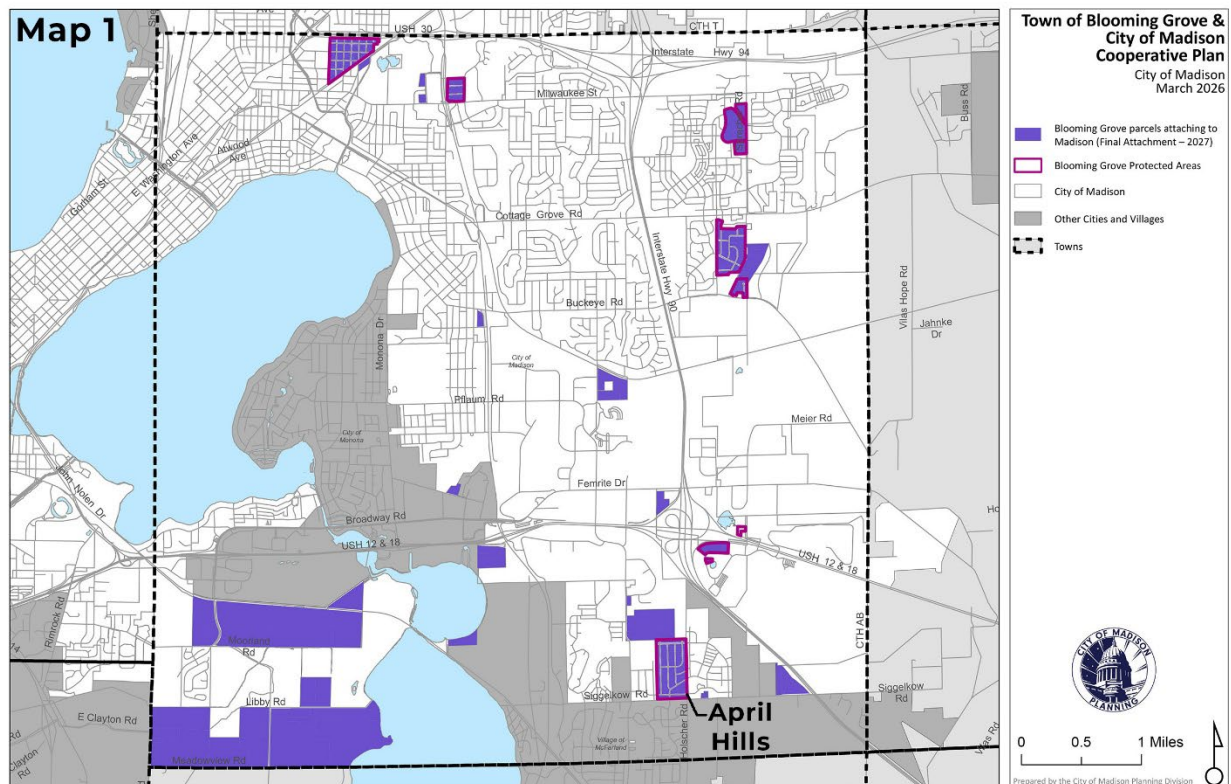
Current and former intergovernmental agreements dating back nearly 30 years anticipated April Hills transferring to the City of Madison.

Madison/McFarland Intergovernmental Agreement (IGA) 1997-2018

From 1997 to 2018, Madison and McFarland had a [boundary agreement](#). Prior to the agreement, areas south of Siggelkow Road had annexed to Madison. Some of these areas contained development. Under the 1997 agreement, most City areas south of Siggelkow were transferred to McFarland. In exchange, Siggelkow Road was established as an annexation boundary between the two communities. Madison was not permitted to annex south of Siggelkow and McFarland was not permitted to annex north of Siggelkow. There have been [recent efforts to reach a new boundary agreement](#), which included April Hills within the City of Madison, although no such agreement is currently in place.

Madison/Town of Blooming Grove Cooperative Plan 2006

In 2006, Madison and the Town of Blooming Grove established a [Cooperative Plan](#). The Cooperative Plan anticipated Town areas north of Siggelkow transferring to Madison over time. April Hills, the adjacent quarry site to the northwest of the neighborhood, and the other remaining Town of Blooming Grove areas, as depicted on the following Map 1, are slated to transfer to Madison in October 2027 when the Town of Blooming Grove will cease to exist and all governmental services will be taken over by Madison.

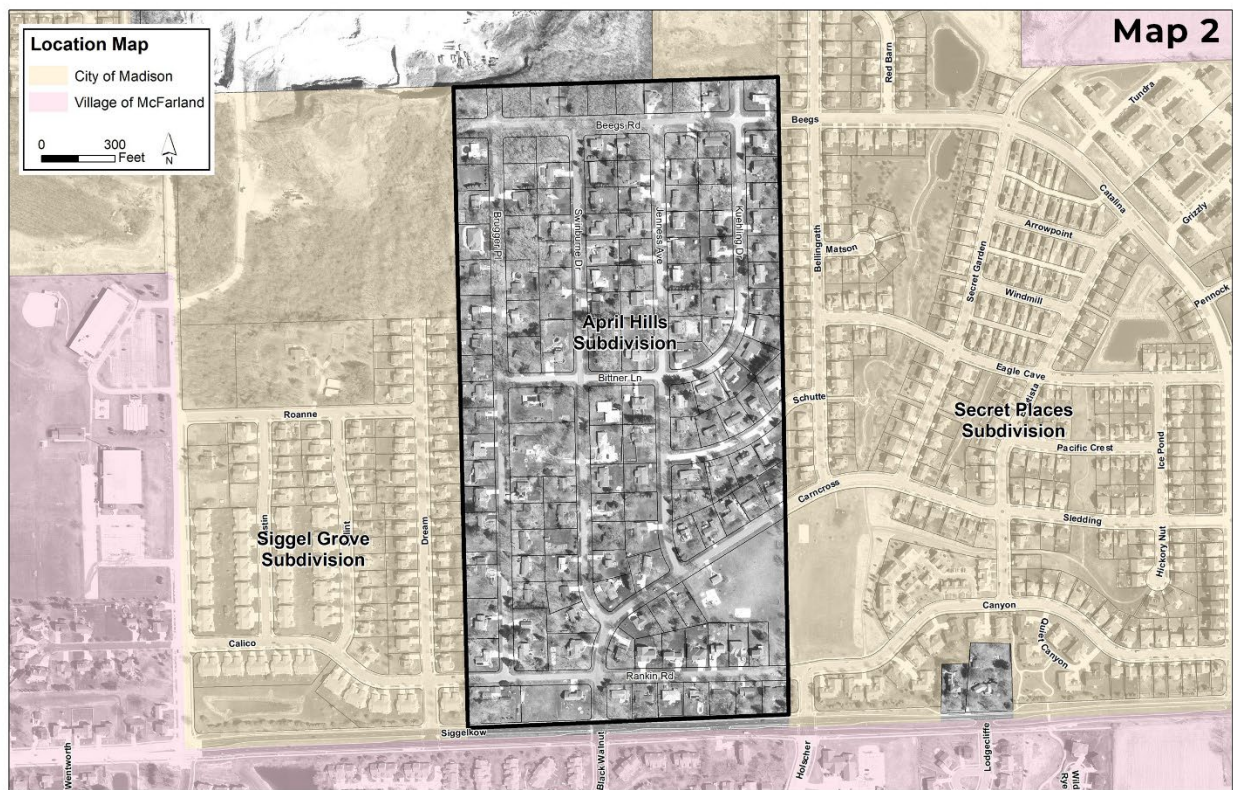


Cohesive planning for April Hills and established connections to adjacent development

April Hills covers approximately 80 acres, with 151 lots, 2.4 miles of streets and 386 people as of 2020. It was platted and developed primarily in the 1960s-1980s in the Town of Blooming Grove. Homes are served by private water wells and septic systems and the neighborhood is in the McFarland School District.

Interconnected adjacent developments

Over the past 25 years, City of Madison neighborhoods have developed on both sides of April Hills. Siggel Grove was platted in 2001 and developed in the early to mid-2000s. Secret Places at Siggelkow Preserve was platted in 2004 and developed in the 2000s-2010s. As part of development of these City subdivisions, two streets were connected to April Hills—Rankin Road and Carncross Drive. Additionally, three City streets have been extended to match up with existing streets in April Hills: Catalina Parkway, Schutte Drive, and Canyon Parkway. April Hills, the adjacent City neighborhoods, and the street network are depicted on Map 2.

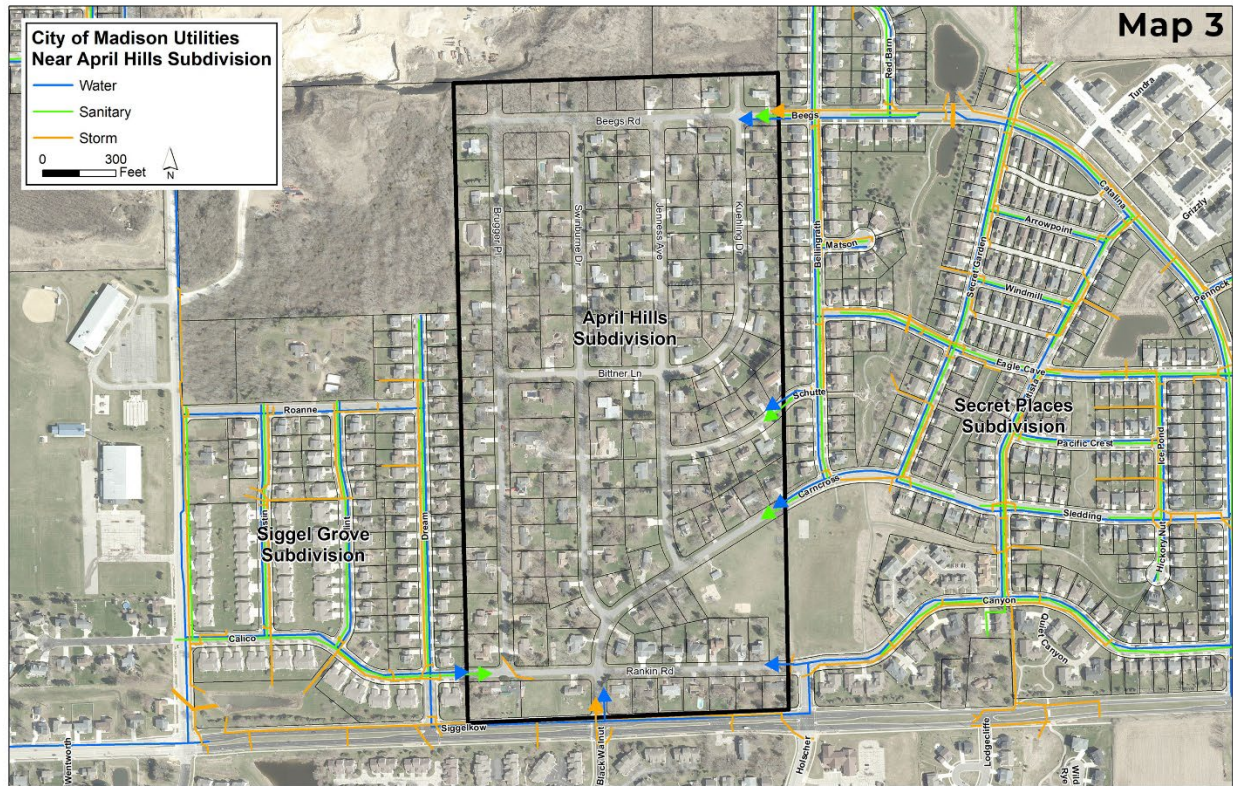


April Hills included in Comprehensive and Area Plans

City plans have addressed April Hills and the surrounding area. This includes the City’s 1999 Marsh Road Neighborhood Development Plan which was consistent with the prior 1997 Madison/McFarland Boundary Agreement, and the City’s Comprehensive Plan which reflects the 2006 Madison/Town of Blooming Grove Cooperative Plan. April Hills is included within the City’s Southeast Area Plan, which is currently underway.

City water and sanitary sewer infrastructure can be extended in a more cost-effective manner

City water and sanitary sewer infrastructure have been extended to the edge of April Hills in several locations, which can provide preferable and less costly services to residents of the neighborhood. This infrastructure is appropriately sized to serve the neighborhood, and the city stands by, ready to extend service into the neighborhood as needed. Existing city services are indicated on Map 3.



Water Service

With the City’s development of the adjacent neighborhoods, water mains have been extended at all five street locations on the east and west sides of the neighborhood. This arrangement would provide a looped water system to April Hills. Water service would continue in the neighborhood even if a segment of water main became temporarily unavailable. The numerous existing potential main connections and a looped system available if the neighborhood was in Madison would provide April Hills residents with superior service at less cost than what McFarland can provide. In comparison, McFarland water service to April Hills would come from just one direction, through extension of water infrastructure across Siggelkrow Road.

Sanitary Service

Sanitary sewer main has also been extended by the City at all five street locations adjacent to the neighborhood. Madison sanitary sewer service would be provided to April Hills entirely by gravity, which is the most efficient, cost-effective and reliable way to provide this service. Because of the topography of the neighborhood, sanitary service provided by McFarland would require additional infrastructure and cost. Specifically, the Village has indicated that a lift station and corresponding sanitary force main would be necessary, increasing costs to residents by an estimated \$1.25 million (2026 dollars). The lift station would also add ongoing costs for monitoring and maintenance.

Timing of service extension

The City has received inquiries from individual residents of April Hills over the years regarding access to City water and sanitary. It would not be cost-effective for utilities to be extended into April Hills for just one or a few lots. Rather, extension of utilities and the accompanying street reconstruction would likely be undertaken in three to four phases. Each individual phase would be a large infrastructure project, and, unless a more urgent need for extension existed, timing would be dependent upon the timing of full road reconstruction projects to be most economical.

However, given the City's existing utility infrastructure, the City could approach utility extensions based on specific needs. If an issue with private wells and/or septic systems arose in a particular area, the City could schedule a utility and street project in a portion of the neighborhood. McFarland would be limited to phasing utility extensions from south to north, leaving the northern portion of the neighborhood dependent on the timing of the southern phases. Because Madison has greater flexibility in how service extensions would be made into the April Hills neighborhood, it is better positioned to meet the present and future needs of the residents for urban services.

Fire and emergency medical services equipment and personnel

- Madison Fire has 88 personnel on duty every day as minimum staffing, with 12 Engines, 5 Ladders, 9 Paramedic Ambulances, and a Chief (Officer in Charge). All of these units are fully staffed and available for any need and are ready for immediate deployment. Engines and Ladders are staffed with 4 personnel, and ambulances are staffed with 2 Firefighter/Paramedics.
- Each medical response is dispatched with an Engine or Ladder and an ambulance, allowing for 6 care providers on scene. For cardiac arrests, an additional Engine or Ladder is dispatched, thus bringing the total number of responders to 10.
- Each fire response is dispatched with 3 Engines, 2 Ladders, 1 ambulance, and 1 chief (24 personnel). As soon as a fire is confirmed, a 4th Engine, a 2nd ambulance, and additional chiefs are deployed (30+ personnel).

Specific to the April Hills area:

The City of Madison has been providing Fire/EMS to the Town of Blooming Grove, including April Hills, since 2015. Fire Station 14 is located approximately 2.6 miles from April Hills subdivision.

- For medical responses, Ladder 14 is dispatched. Ladder 14 is staffed 24/7 with 1 firefighter/paramedic and 3 firefighter/EMTs, allowing for the immediate delivery of paramedic-level care, ahead of the ambulance arrival. The nearest City of Madison ambulance is simultaneously dispatched. All Madison ambulances are continuously staffed with 2 firefighter/paramedics allowing for the full scope of pre-hospital care interventions.
- In 2025, Ladder 14 had an average response time of 7 minutes and 39 seconds (07:39) to the April Hills area, bringing a firefighter/paramedic and 3 firefighter EMTs to the patient's side.
- In 2025, the closest paramedic unit was Medic 5, and they had an average response time of ten minutes and 11 seconds (10:11), therefore providing a total response of 3 firefighter/paramedics, and 3 firefighter/EMTs.

Madison is better positioned than McFarland to supply April Hills with necessary governmental services, and should adopt the resolution indicating its willingness to annex the neighborhood upon receiving an otherwise valid petition

Over the last quarter of a century, and consistent with decades of planning, Madison has grown around the April Hills neighborhood, preparing for its attachment in October 2027. Madison stands ready to extend urban services into the neighborhood as needed, and, due to the numerous water and sewer main extensions, and roadway connections already made, is able to provide cost efficient and effective service to its residents, now and in the future. McFarland is across Siggelkow Road from the neighborhood and

March 3, 2026

Page 6

cannot provide the same level of municipal services to the neighborhood that Madison can, as discussed above. Hence, for the reasons set forth in this memo, the City of Madison should adopt File No. 92210 and indicate its willingness to annex the territory upon receiving an otherwise valid petition for the annexation of the territory.



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>

May 31, 2026

PETITION FILE NO. 14847

CASSANDRA SUETTINGER, CLERK
VILLAGE OF MCFARLAND
5915 MILWAUKEE ST
MC FARLAND, WI 53558-8962

JOHN WRIGHT, CLERK
TOWN OF BLOOMING GROVE
1880 S STOUGHTON ROAD
MADISON, WI 53716-2258

Subject: APRIL HILL 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 BLOOMING GROVE to the VILLAGE OF MCFARLAND (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 June 18, 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: **April Hill**

Petition Number: **14847**

1. Territory to be annexed: From **TOWN OF BLOOMING GROVE** To **VILLAGE OF MCFARLAND**

2. Area (Acres): **60.4874**

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ **21,147.05**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$105,735.25***

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: _____ Total: _____

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

Residential: **94.5** % Recreational: **4** % Commercial: **0** % Industrial: **0** %

Undeveloped: **1.5** %

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

Residential: **100** % Recreational: **0** % Commercial: **0** % Industrial: **0** %

Other: **0** %

Comments: _____

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

Plat Name: _____

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

Residential to east, west, and south. Agricultural zoning to north use.

In the town?: **Agricultural zoning to north Used as a quarry and batch plant.**

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

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other **The residents preferred to become Village of McFarland residents**

**rather than City of Madison residents, per 2006 City of Madison/
Town of Blooming Grove agreement whereby all remaining
Town parcels will be attached to the City of Madison at
the end of the day, October 31, 2027.**

*** Town will be annexed by City of Madison, October 31, 2027, and will cease to exist**

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

City/Village Yes No Town Yes No Existing wells & POWTS.
if annexed by the Village of McFarland, sewer will be required. Public water & sanitary

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 City of Madison water exists to east and west. Gravity sanitary sewer to north. Village of McFarland will need to extend water & sewer from south and will require a lift station.

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? RE For April Hill Park and Single Family Residential (small lots) For all other parcels.

c. How will the land be zoned and used if annexed? Residential & Recreational

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: John Wright

Email: bg admin @ blm grove. com

Phone: 608 223 1104

Date: 6/01/2026

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

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: **April Hill**

Petition Number: **14847**

1. Territory to be annexed: From **TOWN OF BLOOMING GROVE** To **VILLAGE OF MCFARLAND**

2. Area (Acres): 80.4874

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 0.00 *** See Attached Supplemental Information.***

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$0.00

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: 273 Total: 386

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

Residential: 86.49 % Recreational: 4.92 % Commercial: 1.89 % Industrial: 0.00 %

Undeveloped: 6.70 %

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

Residential: 100.00 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Other: _____ %

Comments: There are 12 vacant lots where their anticipated future land use is likely residential.

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

Plat Name: April Hill Plat (1965) and April Hill Plat First Addition (1967).

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

Existing Residential Development to the East, South, and West.

In the town?: Undeveloped, Gravel Pit to the North and North/West.

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 See attached supplemental information.

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

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service:

	City/Village	Town
<u>Sanitary Sewers</u> immediately or, write in number of years.	<input checked="" type="checkbox"/> As needed based on condition of private systems.	<input type="checkbox"/> _____
<u>Water Supply</u> immediately or, write in number of years.	<input checked="" type="checkbox"/> As needed based on condition of private systems.	<input type="checkbox"/> _____

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

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: See attached supplemental information.

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 See attached supplemental information.

b. How is the annexation territory now zoned? All Residential except 1 Commercial Lot and 1 Natural Resource and Recreation Lot

c. How will the land be zoned and used if annexed? See attached supplemental information.

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:

See attached supplemental information.

Prepared by: Town City Village

Name: Matt Schuenke

Email: matt.schuenke@mcfarland.wi.gov

Phone: (608) 838-2303

Date: 06/15/2026

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review


PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

Memorandum

To: Brad Vowels-Katter, Municipal Boundary Review-DOA

From: Matthew G. Schuenke, Village Administrator 

Date: June 15, 2026

Re: **14847 McFarland April Hill Annexation Questionnaire – Village Response**

Executive Summary

The Village is in receipt of a request from the Department of Administration to provide information regarding Annexation Petition #14847. This petition requests that property known as the April Hills Subdivision in the Town of Blooming Grove be annexed into the Village of McFarland. The State has a questionnaire that it uses to collect this information, and this memorandum is offered to provide supplemental information about our Community. Each section is title based on the question asked in the questionnaire.

3(b) Total that will be paid to Town

The properties in question were in the Town of Blooming Grove as of January 1, 2026. As such, the Town will collect their portion of the taxes for the 2026 levy payable in 2027. The Town will be dissolving into the City of Madison in October of 2027. The first payment would not be due until after January 1, 2028 at which time the Town will no longer be in existence. There is not likely any payment owed as the Statutes contemplate payment to the Town to compensate for the loss of tax base. The Town in this case will neither lose any tax revenue, nor exist in any form that could receive a payment.

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

Public Safety – Fire protection and EMS

EMS is likely the largest reason considered by the applicant to file this petition based on feedback they have provided. McFarland Fire & Rescue is a combination full-time and paid-on-call department, meaning that some of our staff are full-time and others are paid-on-call. There are a total of 11 full-time employees that include a Chief, Administrative Assistant, 3 Captains, and 6 Firefighter/Paramedics. Additionally, we have 48 Paid on Call members of which 35 are Firefighters and 25 hold medical licensing. The simplest way to explain the concept is that our primary ambulance is paramedic-level staffed 24/7/365 with in-house staff, and our fire apparatus is staffed with a mix of in-house firefighters and firefighters responding from the community.

McFarland has not previously responded to calls for service in April Hills as it is not presently within the Village's jurisdiction. We do not have historical data for those calls but the drive time from the Village's Public Safety Center is approximately 2 minutes. Some response times for perspective:

- **Emergency Medical Response** – In 2025, the primary ambulance was responding to medical calls in the Village within 1 minute and 23 seconds of notification, on average. Applying a 2-minute drive time to this area, we would be arriving about 3 minutes and 23 seconds on average.
- **Fire Protection** – In 2025, a Fire Suppression unit (Engine or Ladder Truck) was responding to structure fires in the Village within 2 minutes and 58 seconds of notification, on average. Applying a 2-minute drive time to this area, we would be arriving 4 minutes and 58 seconds on average for structure fires.
- **Rural Fire Protection** – This area currently is not served by a municipal water system which would provide for fire trucks to hook into. A Tender Truck is needed for this type of response, and the other adjoining agency does not have this equipment which is likely to require the Village to respond via mutual aid if needed. The Village has mutual aid agreements with other local agencies who would also dispatch a Tender Truck if the scope of the fire required additional water capacity.
- **Mutual Aid** – For structure fires, we have agreements with the Cottage Grove, Fitchburg, Monona, Oregon, and Stoughton to assist with automatic aid (respond with resources being paged through Dane County Dispatch) at the same time as within the Village with an incident). Our response to structure fires in the non-hydrant areas is 4 engines (2 McFarland and 2 automatic aid), 1 ladder truck, 1 ambulance, 1 utility (light & air support), 4 chiefs (1 McFarland and 3 automatic aid), and 3 water tenders/tankers (1 McFarland and 2 automatic aid). Upon confirmation of a working structure fire, a mutual aid ambulance is requested so the firefighters on the McFarland ambulance can operate as firefighters.
- **Vehicle Staffing** – Engines, ladders, and the utility are staffed with 4 firefighters each, for a total of 26 firefighters. Ambulances and water tenders are staffed with 2 firefighters each, for a total of 8 firefighters. However, water tenders will be hauling water from the nearest hydrant (Black Walnut & Siggelkow). The total staff response comprises 34 firefighters and 4 chief officers, with an additional 2 EMTs/paramedics on the mutual-aid ambulance.

Again, the sheer geographic advantage of the Village with the positioning of its fire and rescue services contributes a great deal to lower response times for people in need. Each Community that provides these services is capable and may do it slightly different, but otherwise the Village is able to serve these area similar to other area agencies.

Public Safety – Police

The Village provides police services from the Public Safety Center which is approximately 2 miles from the annexation area. We have 18 total sworn officers with 2 typically on duty for all shifts. Current service is provided within a larger territory for response, and again with our proximity our response to the need for police would be very quick. We have a Chief, Lieutenant, 3 Sergeants, 2 Detectives, a Community Resource Officer, a School Resource Officer, and then 9 remaining Officers that build out patrol. There is an Office Manager and Office Assistant that are both non-sworn positions. The Police Department regularly partners with area agencies as well with mutual aid agreements with Cottage Grove, Monona, Stoughton, and others when needed.

Public Works – Sanitary Sewer, Water Supply, and Storm Sewers

This area, like most unincorporated towns, does not have municipal utility service. It was developed as a rural subdivision beginning in the 1960's in which each property has to construct their own well and septic. Adding to any incorporated area that provides municipal water and sewer will require a plan to be developed on how to go about these improvements. This is a large project within an already developed subdivision that will be implemented as needed based on condition of private improvements. All of these services are provided by the Village's Public Works Department, broken out as follows:

- **Street Reconstruction** - The current roadways within April Hills are approximately 20 feet wide asphalt. The current roadways are in average condition and will need resurfacing within the next 5-10 years. The cost to upgrade the current roadways to the Village's standard 32-foot face-face curbed layout with sidewalks on both sides of the street. This can be worked into future Capital Improvement Plans for the Village as conditions warrant.
- **Storm Sewer** – This likely causes the least utility impact in the future. The current subdivision is served by shoulders, ditches, and culverts. In the future, as roads require reconstruction the modern stormwater management systems will be installed to urban standards for piping and conveyance into the Village's system.

- **Water** – Water can be added from the south at Black Walnut with Well #3 being the closest and the Holscher Road Water Tower less than a mile away to easily serve this area. The Village also has Well #4 within the system and is currently constructing Well #5. While the service is in proximity, it would require the addition approximately 17,500 feet of new watermain and 5,000 feet of laterals with hydrants, services, valves, etc. Construction is pretty simple, the challenge is each property already has their own private water service and timing for installation should generally align when the private water services need to be replaced.

- **Sanitary** – Gravity works in the Village’s favor for the southern portion of the property to allow for installation of mains to flow to the south. It is in the middle of the subdivision that the topography is elevated before it begins to drop again towards the north. The northern half of the property would need a small lift station to pump the wastewater for that portion of the subdivision to the south. It can be done and the Village has several lift stations already for this very purpose, so it is not uncommon. Construction will require 11,500 feet of mains and 5,000 feet of laterals overall. This presents similar timing challenges as water since they have their own private septic service, but is achievable not different than how it has been done in other places within the Village.

- **Other Public Works** – The Department also provides a variety of other services not too dissimilar to other agencies. Please note the following list of those items:
 - Forestry
 - Pedestrian Accommodations
 - Street Maintenance
 - Snow Plowing
 - Solid Waste
 - Yard Waste/Brush

Community Development – Zoning

The Village holds its own planning and zoning authority through its Plan Commission and Village Board. This work is managed by the Community and Economic Development Department that oversees building inspection, plan development, site reviews, subdivision platting, and property maintenance. The initial zoning through Dane County would likely be retained if the Annexation is approved, and then later the Village would go through the process to zone the properties in accordance with our code.

The Village has a range of residential and commercial zoning districts that can accommodate the existing uses within the petition area. For example, the Village has a R-1 Single-Family Residence District, an R-2 Single and Two-Family Residence District, and a Rural Home (RH-1) District. The RH-1 district was established in 2018 after the annexation of a similar rural subdivision (“Freeway Manner” Petition #14047) platted in the 1970s. The Village also has several commercial districts that can accommodate the existing commercial property including the C-L Limited Commercial District. The Village’s Zoning Code states that “The C-L Limited Commercial District is established to accommodate business and neighborhood consumer needs for services and storage space located in proximity to residential areas without creating a nuisance to the neighborhood.”

If the remaining vacant lots desire to be improved in the future, we can also facilitate that process through the residential districts that are noted.

Other Considerations

The Village provides a wide range of services through several Departments. Please note a brief summary of what is available that is not addressed above:

- **Administration** – This Department oversees the voting process, licensing/permits, bill paying, assessment services, communications, financial management, human resources, meeting management and other general support locally through the Municipal Center. The Town and Village has the same contracted Assessor.
- **Library** – The E.D. Locke Public Library is located across from the Municipal Center in McFarland’s downtown approximately 1.25 miles from the subdivision. While anyone can go to any library in the County regardless of where they live, the closet alternatives are approximately 4 miles to the Monona Public Library and 4.25 miles to the Madison Pinney Branch.
- **Senior Outreach Services** – The Village contracts with Dane County to serve as a Focal Point providing senior services within the Village and surrounding Towns. This presently does not include Blooming Grove and adding this property to the Village would give them additional access to case management, nutrition, wellness services, programs, and other specialized services.

- **Parks** – There is currently a park within the subdivision that would transition to the Village if the annexation is approved. We could consider improvements to the existing park as needed and discuss with residents additional amenities desired. Parks are open to the public throughout the Village as is common in every municipality, but this would grant them resident access for certain amenities. Mainly for shelter rentals but also for things like the dog park, disc golf course, and more recreational amenities.

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

Yes, the Village is capable of providing utility services to this area. This is outlined under Question #9 above. Again, it will need to be planned out and timed accordingly in phases that will take several years before it is completed once a decision has been made to transition the utility service.

Petition #14145 was a similar annexation of property from the Town to the Village but for that was mainly vacant farmland. The anticipated improvements at that time were the construction of a new Well #5 that was being planned for installation prior to 2030. That well began construction this Spring and we anticipate it coming online to boost production within the system beginning in 2027. Initially, these properties will remain on their own wells but when they do transition we do not anticipate anything further beyond what is noted above.

11 Planning and Zoning

The current Future Land Use Map within the Village's Comprehensive Plan notes mainly Single Family with one Two-Family and Public Land consistent with the current zoning of the property. The Village last adopted its Comprehensive Plan in 2017 and will begin a process to update this plan later this Summer for adoption in 2027. We can consider further adjustments as needed within that process. We will have to address the commercial property in some manner to ensure consistency with Village zoning regulations, but otherwise the vast majority will continue to exist as it has.

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

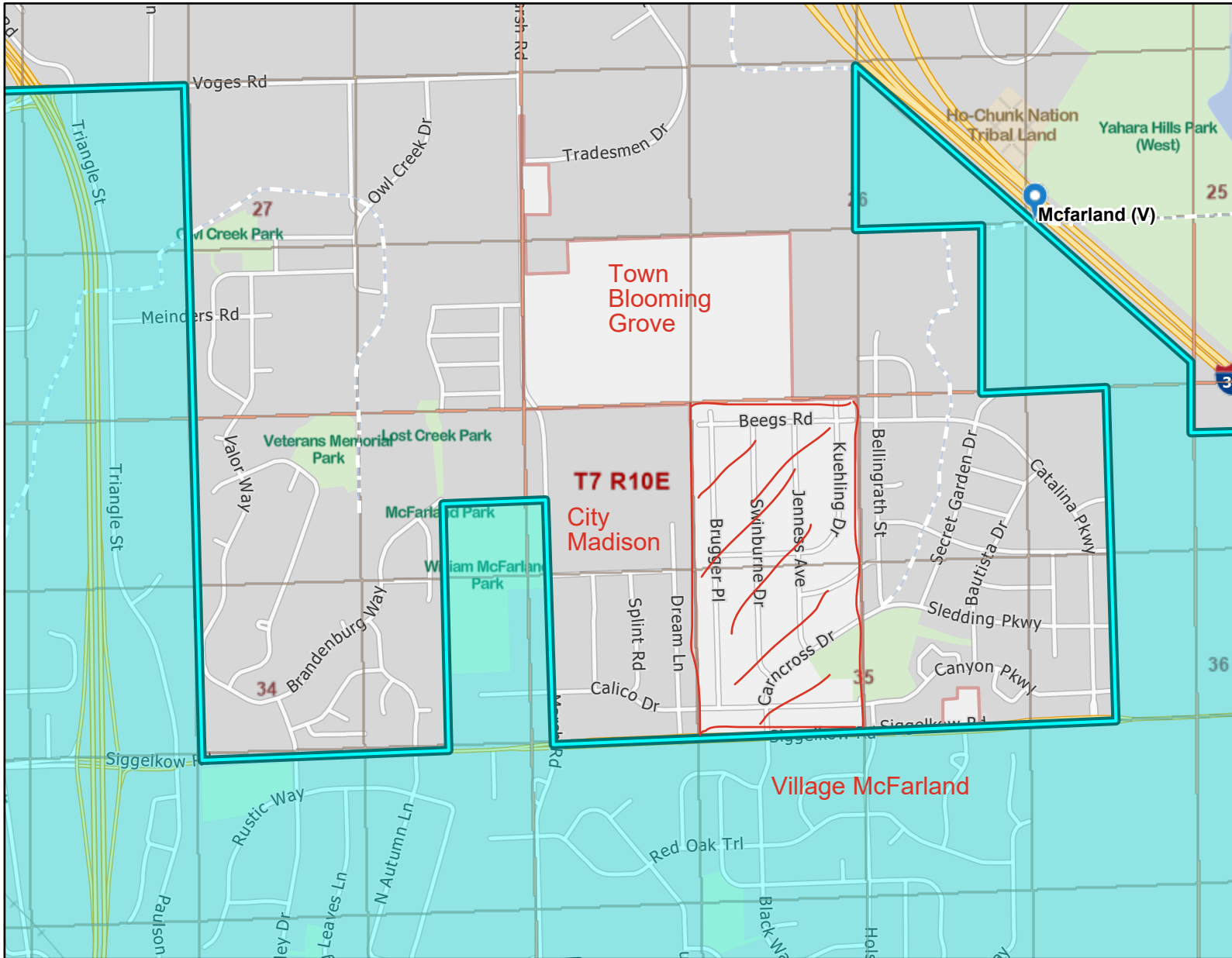
A few more final points:

- All of this subdivision is currently within the McFarland School District. This annexation will not change that but would be consistent with the municipality if approved.
- The Village is aware that the Town and City have an agreement in which the Town will dissolve into the City next year. The Village, again, is not party to that agreement and no other agreement exists between the Village and/or Town/City to address this. We understand that residents who signed the petition elected to make a choice on the municipal jurisdiction of their property. The Village Board will follow all applicable Annexation Statutes and relevant case law when considering annexation petition that they file.
- The Village is open to working with all involved including the residents, Town, and City on an orderly transition where applicable should the property be annexed. We are happy to work through areas of mutual interest between our communities to ensure continued successful working relationships.

Closing

Thank you for the opportunity to provide this input on the annexation petition.

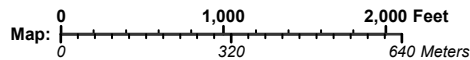
Please let us know if anything further is needed from the Village as part of this review.



Legend: (some map layers may not be displayed)

- 24K Intermittent Streams
- 24K Lakes and Open Water
- 24K Streams and Rivers
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Village
- Civil Town
- Focused Pushpins
- Focused Polygons
- Focused Polygons (Borders)

Notes:



Service Layer Credits:
DNR Detailed Feature VTL (WTM); Cadastral:

Map projection: NAD 1983 HARN Wisconsin TM

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