

CITY OF STOUGHTON
207 S. Forrest Street
Stoughton, WI 53589

ORD11493

RECEIVED

05/18/2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

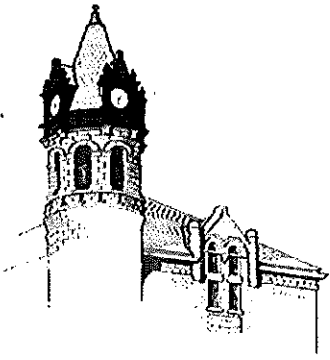
CERTIFICATE OF ANNEXATION

I, Candee J. Christen, City Clerk of the City of Stoughton, County of Dane, State of Wisconsin, DO HEREBY CERTIFY that the following described territory was detached from the Town of Pleasant Springs, County of Dane, and was annexed to the City of Stoughton, pursuant to § 66.0217(2), Wis. Stats., by an ordinance adopted by the Common Council at a regular meeting held on April 26, 2022.

See attached for map and legal description.

Dated this 10th day of May, 2022.


Candee J. Christen, City Clerk



CITY OF STOUGHTON

*207 S. Forrest Street
Stoughton, WI 53589*

ORDINANCE O-11-2022

I certify that the current population of the territory to be annexed as described in Ordinance O-11-2022 is zero.


Candee J. Christen, City Clerk



DocId:10163656

Tx:9399712

MAY 16 2022 ANNEXATION

Use black ink

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5832550
05/10/2022 03:18 PM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 16

WHEREAS, the City of Stoughton in Dane County, Wisconsin, hereby gives notice that the following parcels of real property have been annexed from the Town of Pleasant Springs, Dane County, Wisconsin, to the City of Stoughton, Dane County, Wisconsin. The land is described as follows.

Please see attached legal description.

Recording area

Name and return address:

City of Stoughton
Candee J. Christen
207 S. Forrest Street
Stoughton, WI. 53589

I, Candee J. Christen, hereby certify that I am the duly appointed, qualified and acting CITY CLERK of the CITY OF STOUGHTON, Dane County, State of Wisconsin, and such have charge of the official records of the City:

I further certify that this a true and correct copy of Ordinance 0-11-2022 and the original is on file in the City Clerk's Office. The population of the territory being attached is zero (0) persons.

Candee J. Christen

Signature of City/Village/Town official

5-10-2022

Date

A copy of the ordinance is attached.

Candee J. Christen

Name printed

City Clerk

Title

16

Tammy L. Nimmo
Notary Public, State of Wisconsin

EXP 12-20-2024

This document was drafted by:
(print or type name below)

Candee J. Christen

Names of persons signing in any capacity must be typed or printed below their signature.
DCROD 3/1/2002

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 5-10-2022 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07)

Tammy L. Nimmo

Print or type name:

Tammy L. Nimmo

CITY OF STOUGHTON, 207 S. Forrest Street, Stoughton, WI 53589

| ORDINANCE OF THE COMMON COUNCIL | |
|--|--|
| AN ORDINANCE PROVIDING FOR THE DIRECT ANNEXATION BY UNANIMOUS APPROVAL OF A PORTION OF THE TOWN OF PLEASANT SPRINGS TO THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN | |
| Committee Action: | Plan Commission recommends Council approval unanimously on April 11, 2022. |
| Fiscal Impact: | Unknown |
| File Number: | O -11- 2022 |
| Date Introduced: | April 12, 2022 April 26, 2022 |

RECITALS

- A. Moe Family Farm, LLC owns land in the Town of Pleasant Springs as described in Exhibit A and shown in Exhibit B (the "Territory") and is seeking to annex the Territory by unanimous approval to the City of Stoughton, pursuant to Wis. Stat. § 66.0217(2).
- B. The City of Stoughton Plan Commission has recommended that the Territory be annexed to the City, and that the Territory be assigned a temporary zoning classification of RH - Rural Holding.
- C. The proposed annexation will need to be reviewed by the Wisconsin Department of Administration to determine if the annexation is in the public interest.
- D. The population of the proposed land is 0.
- E. The annexation represents approximately 20 acres from the Town of Pleasant Springs.

NOW, THEREFORE, the Common Council of the City of Stoughton, Dane County, Wisconsin, does ordain as follows:

ORDINANCE

- 1. Recitals. The above recitals are material to and are incorporated in this Ordinance.
- 2. Territory Annexed. The Territory is annexed by unanimous approval to the City of Stoughton pursuant to Wis. Stat. § 66.0217(2).
- 3. Effect of Annexation. From and after the effective date of this ordinance, the Territory shall be a part of the City of Stoughton for any and all purposes provided by law, and all

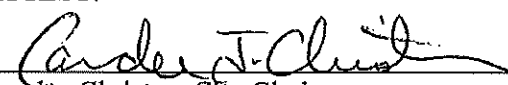
persons coming or residing within such Territory shall be subject to all ordinances, rules, and regulations governing the City of Stoughton.

4. Temporary Zoning Designation. The Territory shall be temporarily zoned R-H Rural Holding.
5. Ward Designation. The Territory shall be added to Ward No. 3 of the City of Stoughton.
6. Clerk Duties. The City Clerk is hereby directed to publish notice of and provide copies of this Ordinance in accordance with the applicable Wisconsin Statutes.
7. Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

APPROVED:

By: 
Tim Swadley, Mayor

ATTEST:


Candee Christen, City Clerk

APPROVED: 4/26/2022
PUBLISHED: 5/9/2022

EXHIBIT A

LEGAL DESCRIPTION

Part of the Southwest 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 all in Section 32, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 32;

Thence N 0° 00' 27" W, 743.37 feet along the west line of the Southwest 1/4 of the Southeast 1/4 of said Section 32 to the point of beginning;

Thence, S 89° 22' 48" W, 42.02 feet to the westerly right-of-way line of Williams Drive;

Thence, N 00° 01' 58" W, 880.05 feet along said westerly right-of-way line;

Thence, N 89° 22' 48" E, 42.42 feet to the west line of the Northwest 1/4 of the Southeast 1/4 of said Section 32;

Thence, continuing N 89° 22' 48" E, 238.59 feet;

Thence, N 00° 01' 58" W, 25.00 feet;

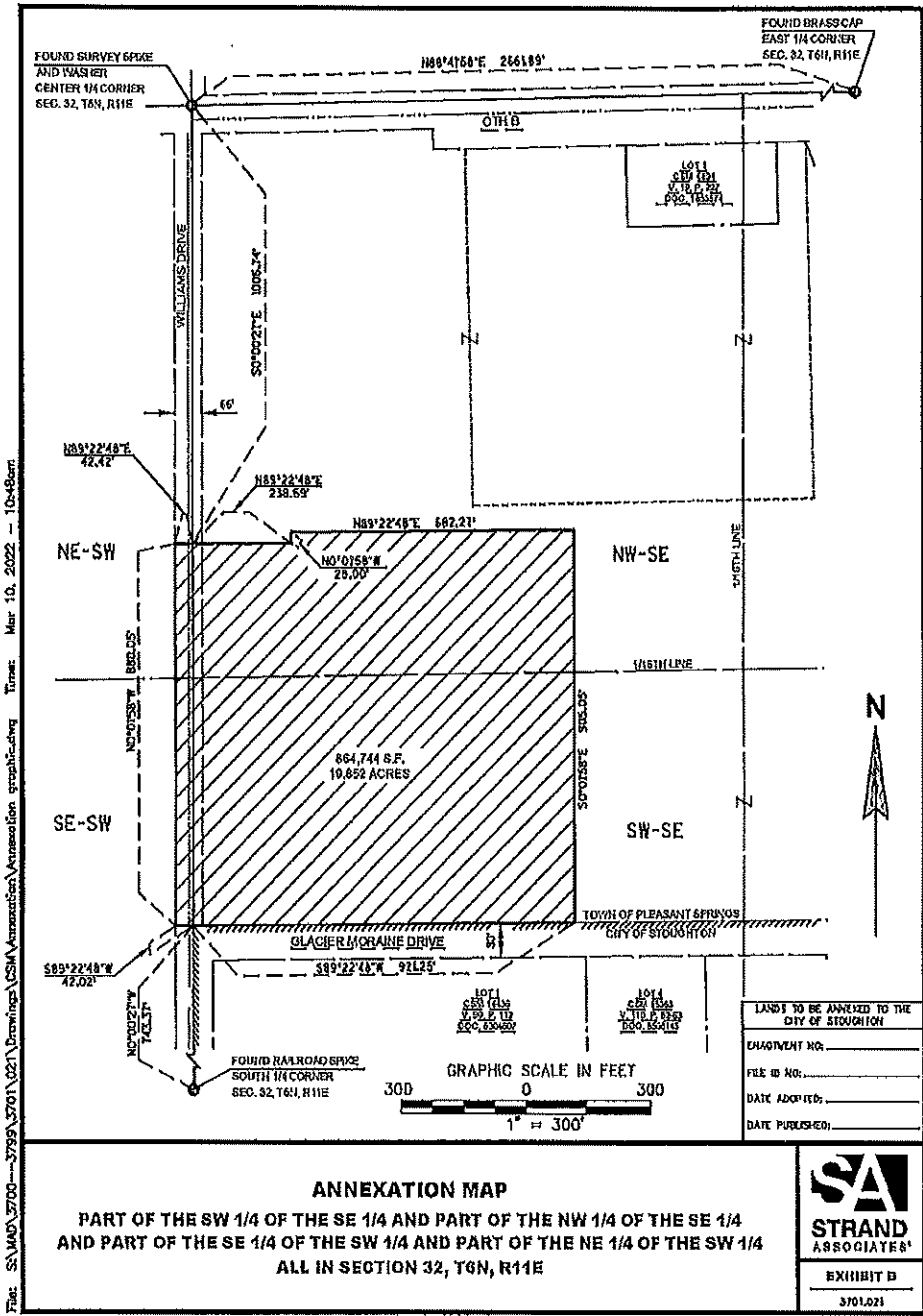
Thence, N 89° 22' 48" E, 682.27 feet;

Thence, S 00° 01' 58" E, 905.05 feet to the northerly right-of-way line of Glacier Moraine Drive;

Thence, S 89° 22' 48" W, 921.25 feet along said northerly right-of-way line to the point of beginning;

Containing 864,744 square feet (19.852 acres), more or less including areas within Williams Drive.

EXHIBIT B



File: S:\MAD\3700\---3799\3701\021\Drawings\CSDM\Annexation\Annexation_graphic.dwg Title: Mar 10, 2022 10:48am

ANNEXATION MAP
 PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4
 AND PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4
 ALL IN SECTION 32, T6N, R11E



SA
STRAND
 ASSOCIATES

EXHIBIT B
 3701.021

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>

Petitioner Information

Name: **Tom Moe**

Phone: **573-239-6402**

Email: **hafsl085@yahoo.com**

RECEIVED
March 18, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

Contact Information if different than petitioner:

Representative's Name: **Jim Ternus**

Phone: **608-251-4843**

E-mail: **jim.ternus@strand.com**

1. Town where property is located: **Town of Pleasant Springs**

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

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

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **19.852**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
061132490010

Include these required items with this form:

1. Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
4. Check or money order covering review fee [see next page for fee calculation]

(2021)

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

\$800 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

\$1150 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: 3-17-22

Payer: ESRP Advisory Dallas LLC

Check Number: 6908

Check Date: 3-11-22

Amount: 1,150⁰⁰



Strand Associates, Inc.®
 910 West Wingra Drive
 Madison, WI 53715
 (P) 608.251.4843
 www.strand.com

Transmittal Letter

DATE: March 15, 2022 PROJECT NO. 3701.024

COMPANY NAME: Wisconsin Department of Administration
 ATTENTION: Municipal Boundary Review
 ADDRESS: P.O. Box 1645
 CITY/STATE/ZIP: Madison, WI 53701
 RE: Request for Annexation Review

WE ARE SENDING YOU:

- Change Order Drawings Samples Specifications
- Copy of Letter Enclosed Shop Drawings Under Separate Cover
- Other

| Copies | Date | No. | Description |
|--------|------|-----|--|
| 1 | | | Request for Annexation Review |
| 1 | | | Annexation Map |
| 1 | | | Signed Petition for Annexation |
| 1 | | | Check Number 6908 in the amount of \$1,150 |
| | | | |
| | | | |
| | | | |

ITEMS TRANSMITTED AS SHOWN:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Approved as noted-Resubmit Additional Information Required
- For review and comment Not Approved For signature
- Other

REMARKS:

Signed 
 James D. Ternus

Copy to: File

Petition for Annexation

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Pleasant Springs, Dane County, Wisconsin, lying contiguous to the City of Stoughton, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Stoughton, Dane County, Wisconsin.

Part of the Southwest 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 all in Section 32, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 32;
Thence N 0° 00' 27" W, 743.37 feet along the west line of the Southwest 1/4 of the Southeast 1/4 of said Section 32 to the point of beginning;

Thence, S 89° 22' 48" W, 42.02 feet to the westerly right-of-way line of Williams Drive;
Thence, N 00° 01' 58" W, 880.05 feet along said westerly right-of-way line;
Thence, N 89° 22' 48" E, 42.42 feet to the west line of the Northwest 1/4 of the Southeast 1/4 of said Section 32;
Thence, continuing N 89° 22' 48" E, 238.59 feet;
Thence, N 00° 01' 58" W, 25.00 feet;
Thence, N 89° 22' 48" E, 682.27 feet;
Thence, S 00° 01' 58" E, 905.05 feet to the northerly right-of-way line of Glacier Moraine Drive;
Thence, S 89° 22' 48" W, 921.25 feet along said northerly right-of-way line to the point of beginning;

Containing 864,744 square feet (19.852 acres), more or less including areas within Williams Drive.

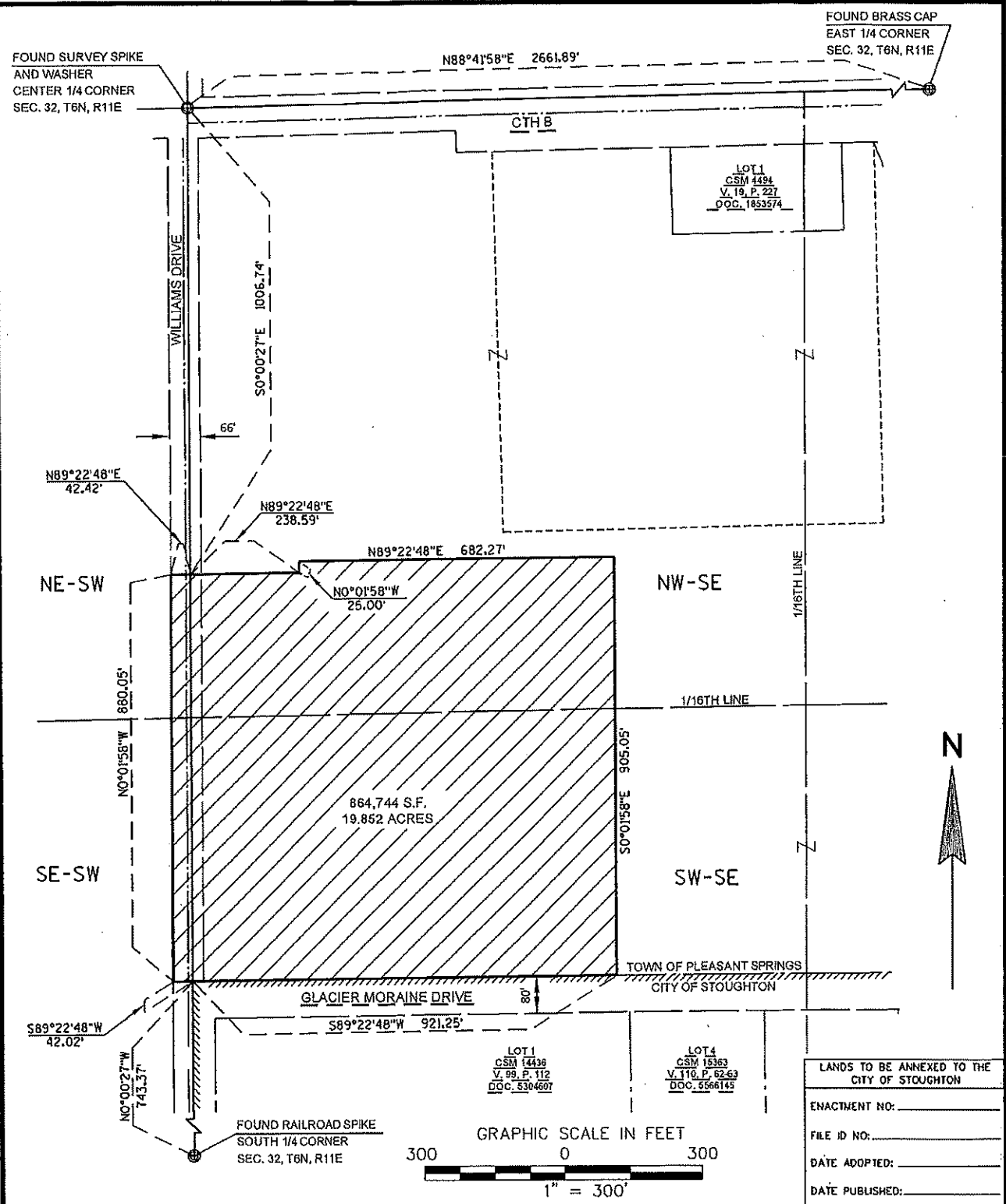
The annexed land will remain zoned Rural Holding R-H as part of the petition for annexation.

The current population of the territory to be annexed is zero (0).

Dated this 14th day of March, 2022

Signed: Tom Moe
Tom Moe, managing member for
Moe Family Farm, LLC., Owner
1680 Williams Drive
Stoughton, WI 53589

File: S:\MAD\3700---3799\3701\021\Drawings\CSMA\Annexation\Annexation_graphic.dwg Time: Mar 10, 2022 -- 10:48am



ANNEXATION MAP
 PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4
 AND PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4
 ALL IN SECTION 32, T6N, R11E

| |
|--|
| LANDS TO BE ANNEXED TO THE CITY OF STOUGHTON |
| ENACTMENT NO: _____ |
| FILE ID NO: _____ |
| DATE ADOPTED: _____ |
| DATE PUBLISHED: _____ |



EXHIBIT B

3701.021



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

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

March 18, 2022

PETITION FILE NO. 14493

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

MARIA P. HOUGAN, CLERK
TOWN OF PLEASANT SPRINGS
2354 COUNTY RD N
STOUGHTON, WI 53589-2875

Subject: MOE FAMILY FARM LLC 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 PLEASANT SPRINGS to the CITY OF STOUGHTON (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 April 07, 2022. 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
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Moe Family Farm LLC**

Petition Number: **14493**

1. Territory to be annexed: **From TOWN OF PLEASANT SPRINGS To CITY OF STOUGHTON**

2. Area (Acres): 19.852

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 10.92

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 54.86

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: Petitioner City Village

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: Electors: 0 Total: 0

5. Approximate present land use of territory:

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

Undeveloped: 100%

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

Residential: _____% 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?

South-Industrial

In the town?: Agricultural

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. + _____

An Urban Service Area Amendment is necessary before servicing this property but water & sanitary sewer is adjacent to this site

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? County - FP-35 (General Farmland Preservation)

c. How will the land be zoned and used if annexed? Industrial - Likely using a PDU process

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>

City clerk is evaluating.

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

The proposed annexation is included in the City's Comprehensive Plan Future Land Use to become part of the city

Prepared by: Town City Village

Name: Rodney Scheel

Email: rjscheel@ci.stoughton.wi.us

Phone: (608) 873-6619

Date: 3/28/2022

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY

Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: wimunicipalboundaryreview@wi.gov
Web: <http://doa.wi.gov/municipalboundaryreview>

April 07, 2022

PETITION FILE NO. 14493

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

MARIA P. HOUGAN, CLERK
TOWN OF PLEASANT SPRINGS
2354 COUNTY RD N
STOUGHTON, WI 53589-2875

Subject: MOE FAMILY FARM LLC ANNEXATION

The proposed annexation submitted to our office on March 18, 2022, 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 City of Stoughton, 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 14493 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=2567>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner