

Request for Annexation Review

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 Information

Name: **AMROCK LAND LLC**

Address: **2017 N HARMONY TOWN HALL RD**

JANESVILLE, WI 53546-9601

Email: **DOUGSCOTT@AMWOODHOMES.COM**

Office use only:

RECEIVED

March 19, 2021

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **HARMONY**

2. Petitioned City or Village: **JANESVILLE**

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

4. Population of the territory to be annexed:

5. Area (in acres) of the territory to be annexed: **2.35**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **014 0130091**

Petitioners phone:

608-756-2989

Town clerk's phone:

608-563-4477

City/Village clerk's phone:

608-755-3070

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:
COMBS & ASSOCIATES, INC.

RONALD J. COMBS

109 W. MILWAUKEE STREET

JANESVILLE, WI 53548

Phone:

Phone: **608-752-0575**

E-mail:

E-mail: **RJCOMBS@COMBSSURVEY.COM**

Required Items to be provided with submission (to be completed by petitioner):

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 is included
4. Indicate Statutory annexation method used:
 - ☐ Unanimous per s. 66.0217 (2), or,
 - OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
5. ☒ Check or money order covering review fee [see next page for fee calculation]

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

\$600 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

\$950 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: **Department of Administration**

**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 received: 3-19-2021

Payee: Combs + Associates Inc

Check Number: 3532

Check Date: 3-11-2021

Amount: \$950⁰⁰



- Land Surveying
- Land Planning
- Civil Engineering

DATE: January 14, 2021

TO: Amwood Homes

RE: Description for Annexation Purposes:

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 40, PAGES 220 THRU 223 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO.2148981 AND PART OF THE NE 1/4 AND SE 1/4 OF SECTION 5, T.3N., R.13E. OF THE 4TH P.M., TOWN OF HARMONY, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the East 1/4 Corner of said Section; thence S34°11'12"W 1369.84 feet to the most easterly corner of said Lot 1, also being at the place of beginning for the land to be herein described; thence N88°34'10"W along the South Line of said Lot, 179.11 feet; thence N88°48'16"W continuing along said South Line, 211.08 feet to the most westerly corner of said lot; thence N24°44'23"E 475.40 feet to a point on the NE Line of N. Wright Road; thence S10°33'19"E along said NE Line, 93.42 feet; thence S49°32'12"E continuing along said NE Line, 104.83 feet; thence S34°42'38"E continuing along said NE Line 77.42 feet; thence S34°44'28"E continuing along said NE Line, 267.20 feet to the most Westerly corner of Outlot 9, Ridges of Rock County Plat No. 1; thence N88°38'03"W 102.13 feet to the place of beginning.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No. 120-627A For: Amwood Homes

UNANIMOUS PETITION FOR ANNEXATION

This petition is made for the purpose of annexing by unanimous approval to the City of Janesville, Rock County, Wisconsin, by detaching from Harmony Township, Rock County, Wisconsin, the following described territory:

(Legal Description - See Attached)

Attached hereto and incorporated herein by reference is a map of the area to be annexed.

The undersigned, who are the owners of and electors in all of the above-described property, hereby petition the Common Council of the City of Janesville, Rock County, Wisconsin, to accept the above-described property and to annex it to the City of Janesville. The area described above has 0 residents.

It is respectfully requested that the Common Council accept this annexation by ordinance adopted by a two-thirds vote of the Council and as otherwise as may be required by state statute as promptly after receipt of this petition as possible.

Name	Date	Elector (voting age individual)	Owner	Parcel No.	Acres
(1) Print Name: <u>Doug Scott</u> Signature: <u>Doug Scott</u>	<u>3/10/21</u>	Y or <input checked="" type="radio"/> N	<input checked="" type="radio"/> Y or N	<u>014</u> <u>0130091</u>	<u>2.35</u>
(2) Print Name: _____ Signature: _____		Y or N	Y or N		
(3) Print Name: _____ Signature: _____		Y or N	Y or N		
(4) Print Name: _____ Signature: _____		Y or N	Y or N		

STATE OF WISCONSIN)
) ss.
COUNTY OF ROCK)

Personally came before me this 10th day of March, 2021, the above names _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same. Jamie Nimz

Notary Public, State of Wisconsin

My Commission expires 7-6-2024

ANNEXATION MAP

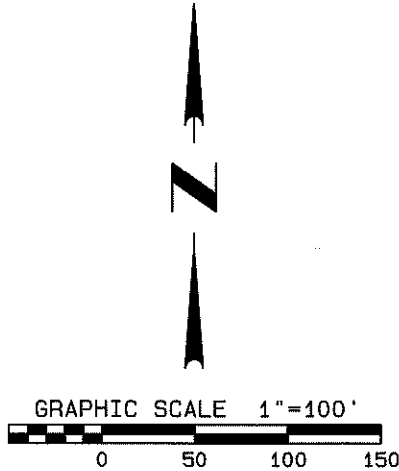
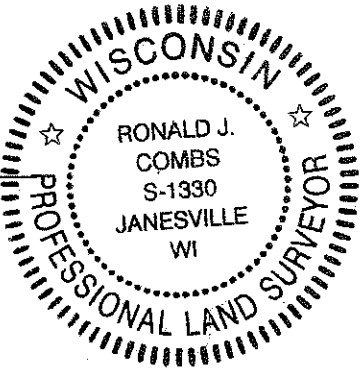
LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 40, PAGES 220 THRU 223 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 2148981 AND PART OF THE ~~NE 1/4~~ AND SE 1/4 OF SECTION 5, T.3N., R.13E. OF THE 4TH P.M., TOWN OF HARMONY, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the East 1/4 Corner of said Section; thence S34°11'12"W 1369.84 feet to the most easterly corner of said Lot 1, also being at the place of beginning for the land to be herein described; thence N88°34'10"W along the South Line of said Lot, 179.11 feet; thence N88°48'16"W continuing along said South Line, 211.08 feet to the most westerly corner of said lot; thence N24°44'23"E 475.40 feet to a point on the NE Line of N. Wright Road; thence S10°33'19"E along said NE Line, 93.42 feet; thence S49°32'12"E continuing along said NE Line, 104.83 feet; thence S34°42'38"E continuing along said NE Line 77.42 feet; thence S34°44'28"E continuing along said NE Line, 267.20 feet to the most Westerly corner of Outlot 9, Ridges of Rock County Plat No. 1; thence N88°38'03"W 102.13 feet to the place of beginning.

Ronald J. Combs

RONALD J. COMBS, PLS NO. 1330

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.

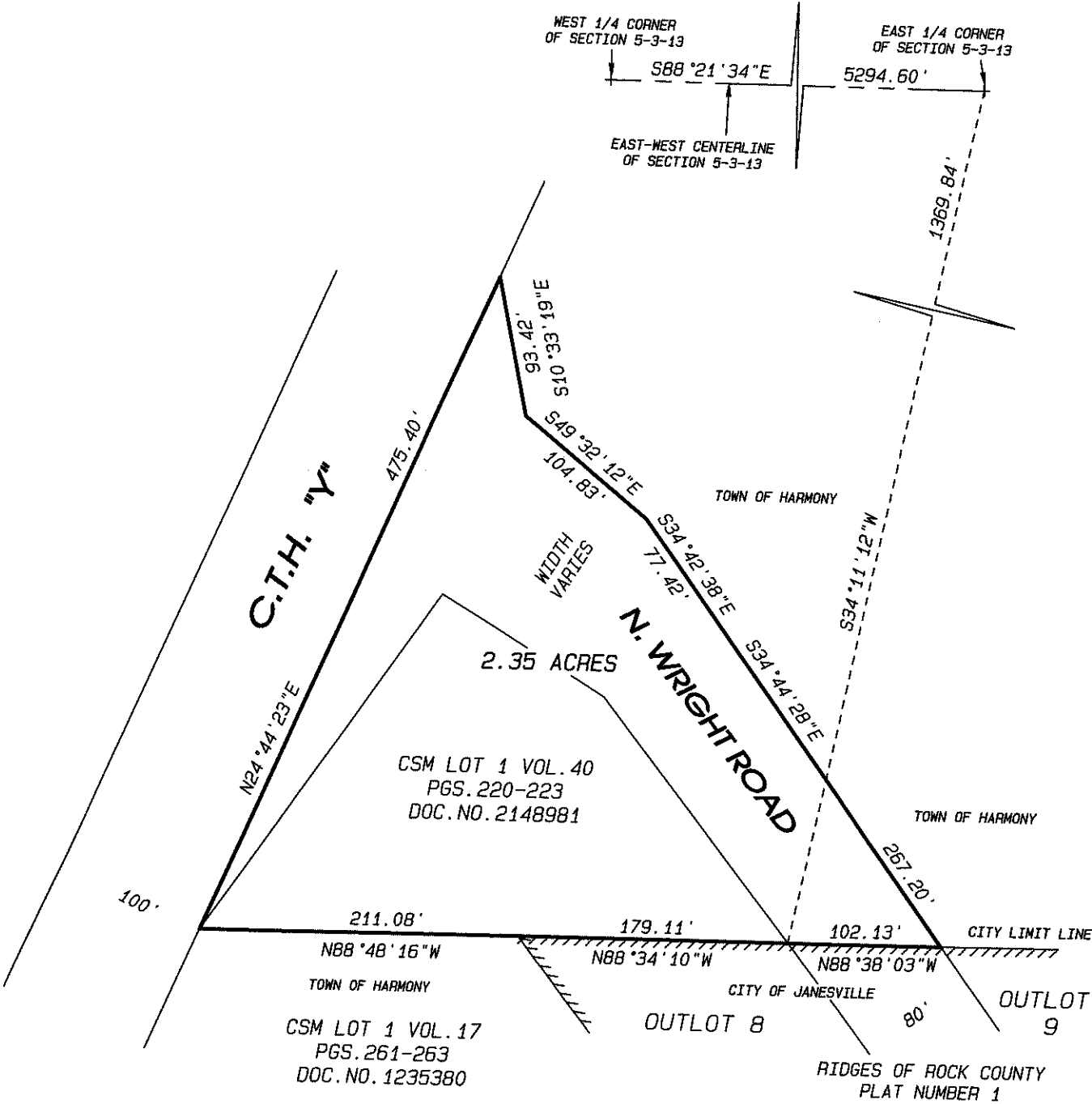


NOTES:

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 120 - 627 For: AMWOOD HOMES



Combs
& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

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: Amrock Land LLC

Petition Number: 14379

1. Territory to be annexed: From TOWN OF HARMONY To CITY OF JANESVILLE

2. Area (Acres): 2.35 AC

3. Pick one: ☐ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 2.00

a. Title of boundary agreement

b. Year adopted

b. Total that will be paid to Town

(annual tax multiplied by 5 years):

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: %

Other: 100 % Office / Residential

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?

Low density Residential to South & East. Undeveloped Agricultural Use in Town to North and West

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:

Sanitary Sewers immediately	City/Village <input checked="" type="checkbox"/>	Town <input type="checkbox"/>
or, write in number of years.	_____	_____
Water Supply immediately	City/Village <input checked="" type="checkbox"/>	Town <input type="checkbox"/>
or, write in number of years.	_____	_____

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

☐ Yes ☒ No

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

11. Planning & Zoning:

- a. Do you have a comprehensive plan for the City/Village/Town? ☒ Yes ☐ No
- Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No

b. How is the annexation territory now zoned? Ag

c. How will the land be zoned and used if annexed? Office Zone Designation

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: Duane Cherek

Email: cherekd@ci.janesville.wi.us

Phone: 608-755-3081

Date: 3/30/21

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Schmidtke, Erich J - DOA

From: MICHELLE SCHULTZ <MICHELLE.SCHULTZ@co.rock.wi.us>
Sent: Wednesday, March 24, 2021 9:52 AM
To: Schmidtke, Erich J - DOA
Subject: RE: Proposed Janesville Annexation

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Erich,

The Legal is good.

Thanks,

Michelle

Michelle Schultz
Rock County, State of Wisconsin
Real Property Lister / LIO
51 S. Main St.
Janesville, WI 53545
michelle.schultz@co.rock.wi.us
(608) 757-5607

From: Schmidtke, Erich J - DOA [mailto:Erich.Schmidtke@wisconsin.gov]
Sent: Friday, March 19, 2021 4:25 PM
To: MICHELLE SCHULTZ <MICHELLE.SCHULTZ@co.rock.wi.us>
Subject: Proposed Janesville Annexation

CAUTION: This email originated from outside the Rock County (Rock-IT) network. Do not click links or attachments unless you recognize the sender and know the content is safe. If you feel this email is a potential phishing attempt, please forward to @PhishingAlerts@co.rock.wi.us for review.

Hello Michelle,
Here's another proposed annexation for your thoughts and comments.
Thank you for your help,
Erich



Erich Schmidtke
Municipal Boundary Review - DOA
101 East Wilson Street
PO Box 1645, Madison, WI 53701
(608) 264-6102
erich.schmidtke@wisconsin.gov
<http://doa.wi.gov/municipalboundaryreview>

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Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
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Petitioner: **Amrock Land LLC**

Petition Number: **14379**

1. Territory to be annexed: From **TOWN OF HARMONY** To **CITY OF JANESVILLE**

2. Area (Acres): **2.35**

3. Pick one: **XX** Property Tax Payments

OR ☐ Boundary Agreement

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

\$15.13

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **75.65**

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner **XX City** ☐ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

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

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

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

Undeveloped: **100**%

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

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

Other: _____%

Comments: **The 2.32 acres sit at a corner of an area annexed by Janesville a decade or so ago. Completion of that annexation.**

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

Plat Name: _____

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

New Subdivision

In the town?: **Farm Land**

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

XX Sanitary sewer **XX Water supply** **XX Storm sewers**

XX Police/Fire protection **XX EMS** **XX Zoning**

Other _____

This parcel was subdivided from a parent parcel across County Y from it with the intent it would be annexed into the city. It was a small corner adjacent to a large portion of land that was annexed from Harmony to Janesville about 10 to 15 years ago.

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

Is this annexation consistent with your comprehensive plan? ☒ Yes Unfortunately and we have no choice.

b. How is the annexation territory now zoned? When the town subdivided from the parent parcel it was zoned A1 Agriculture.

c. How will the land be zoned and used if annexed? I can only assume the City will zone Residential

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:

This parcel is at a corner adjacent to property the City of Janesville Annexed into the city from the Town of Harmony 10 to 15 years ago. At that time this corner parcel was part of another parent parcel across county Y and was divided by the Town with the intent that the City of Janesville Would annex once the owner petitioned for it.

Prepared by: ☒ Town ☐ City ☐ Village

Name: Tim Tollefson Clerk Town of Harmony

Email: townclerk@townofharmony.com

Phone: 608-563-4477

Date: 03-24-2021

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

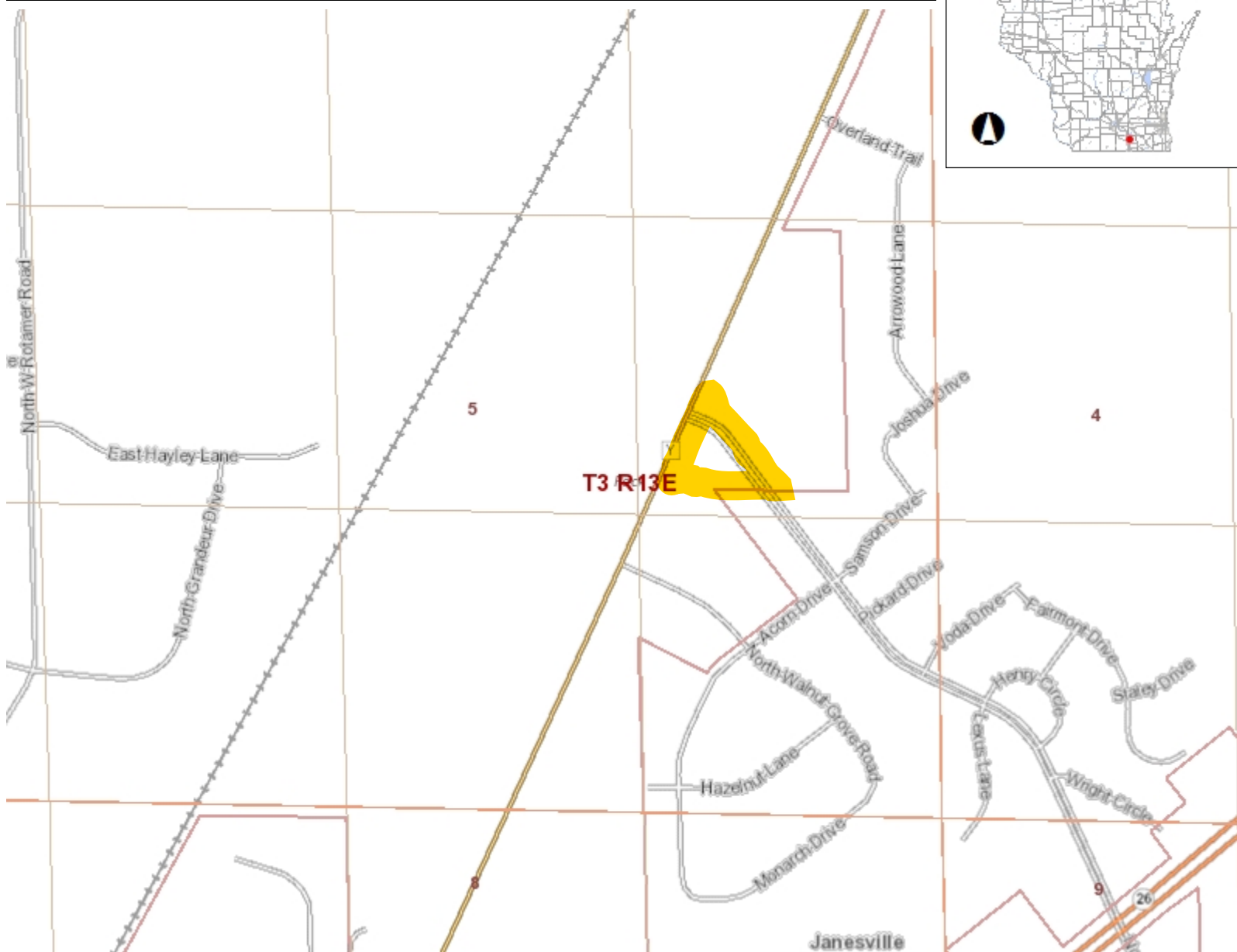


Surface Water Data Viewer Map



Legend

- Township
- Section
- Quarter-Quarter
- County Boundary
- Cities, Towns & Villages
 - City
 - Village
 - Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water



0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

Lyon - 3 - 13 E 4th floor
Wisconsin 13 -



Scale 40 Chains to an Inch

The above Map of Township No 3 North of Range No 13 E of the 4th Principal Meridian Wisconsin Ter. is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office,
Cincinnati, Jan'y. 19. 1837 } R. B. L. Lytle Sur: Genl



TONY EVERS

GOVERNOR

JOEL BRENNAN

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 08, 2021

PETITION FILE NO. 14379

DAVID GODEK, CLERK
CITY OF JANESVILLE
PO BOX 5005
JANESVILLE, WI 53547-5005

TIM TOLLEFSON, CLERK
TOWN OF HARMONY
5818 N KENNEDY RD
MILTON, WI 53563-9425

Subject: AMROCK LAND LLC ANNEXATION

The proposed annexation submitted to our office on March 19, 2021, 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 JANESVILLE**, which is able to provide needed municipal services.

Note: It appears that no part of the territory to be annexed is located in the NE 1/4 of Section 5; please revise the location description accordingly.

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 14379 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=2453>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner