

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: **hafslo85@yahoo.com**

Contact Information if different than petitioner:

Representative's Name: **Jim Ternus**

Phone: **608-251-4843**

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

RECEIVED

March 18, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

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:

- ☒ 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]

(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:

- | | | | |
|---|-----------------------------------|--|---|
| <input type="checkbox"/> Change Order | <input type="checkbox"/> Drawings | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Enclosed | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Under Separate Cover |
| <input checked="" type="checkbox"/> 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:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Approved as noted-Resubmit | <input type="checkbox"/> Additional Information Required |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> Not Approved | <input type="checkbox"/> For signature |
| <input type="checkbox"/> 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.

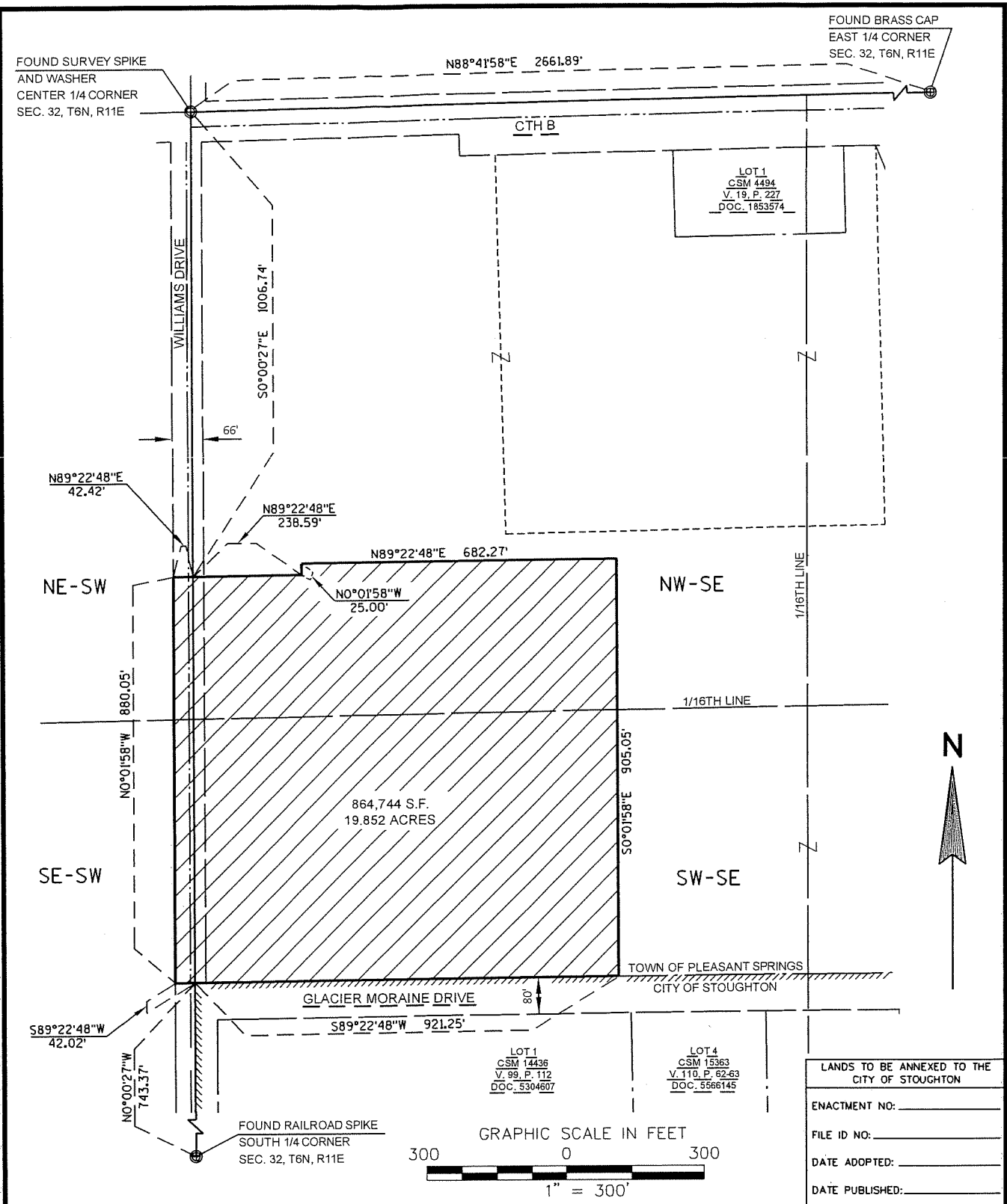
The current population of the territory to be annexed is zero (0).

Dated this 14th day of March, 2022

Signed: _____

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

File: S:\MAD\3700---3799\3701\021\Drawings\CSM\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**

SA
STRAND ASSOCIATES*

EXHIBIT B

3701.021

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. 1

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. 1

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 PD 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: Radney 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)

Annexation Review Questionnaire

Wisconsin Department of Administration

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Municipal Boundary Review
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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:

\$ 4,900.00

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 24,500.00

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: 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: _____%

Comments: _____

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

Plat Name: _____

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

In the town?: 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.

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? _____

FP35

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

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

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

Town's Comprehensive Plan would prefer these lands to remain in agriculture vs annexed and developed.

Prepared by: ☒ Town ☐ City ☐ Village

Name: Maria Hougan

Email: clerk@treasurer@pleasantssprings.org

Phone: (608) 873-3063

Date: 3-31-2022

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

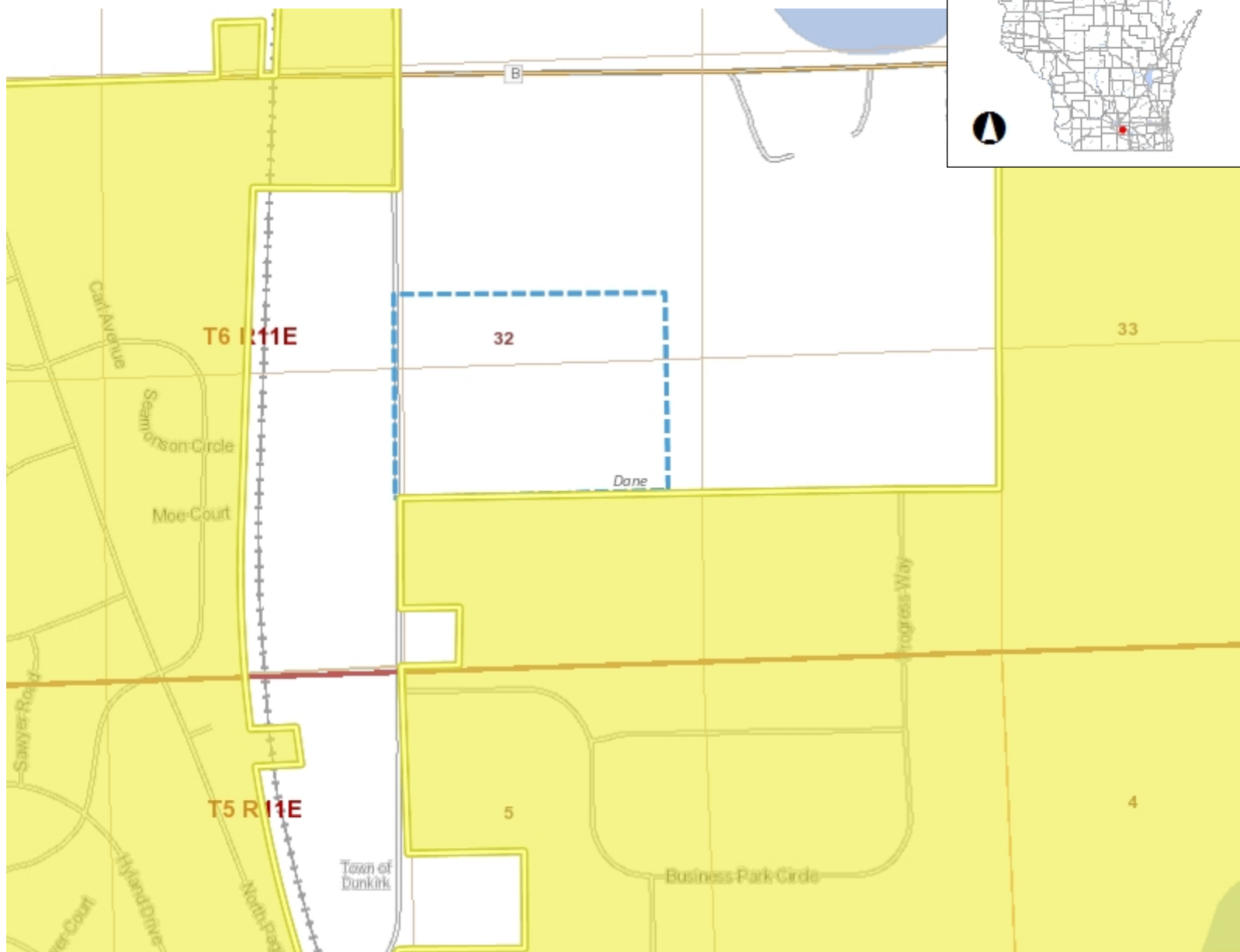
Municipal Boundary Review

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

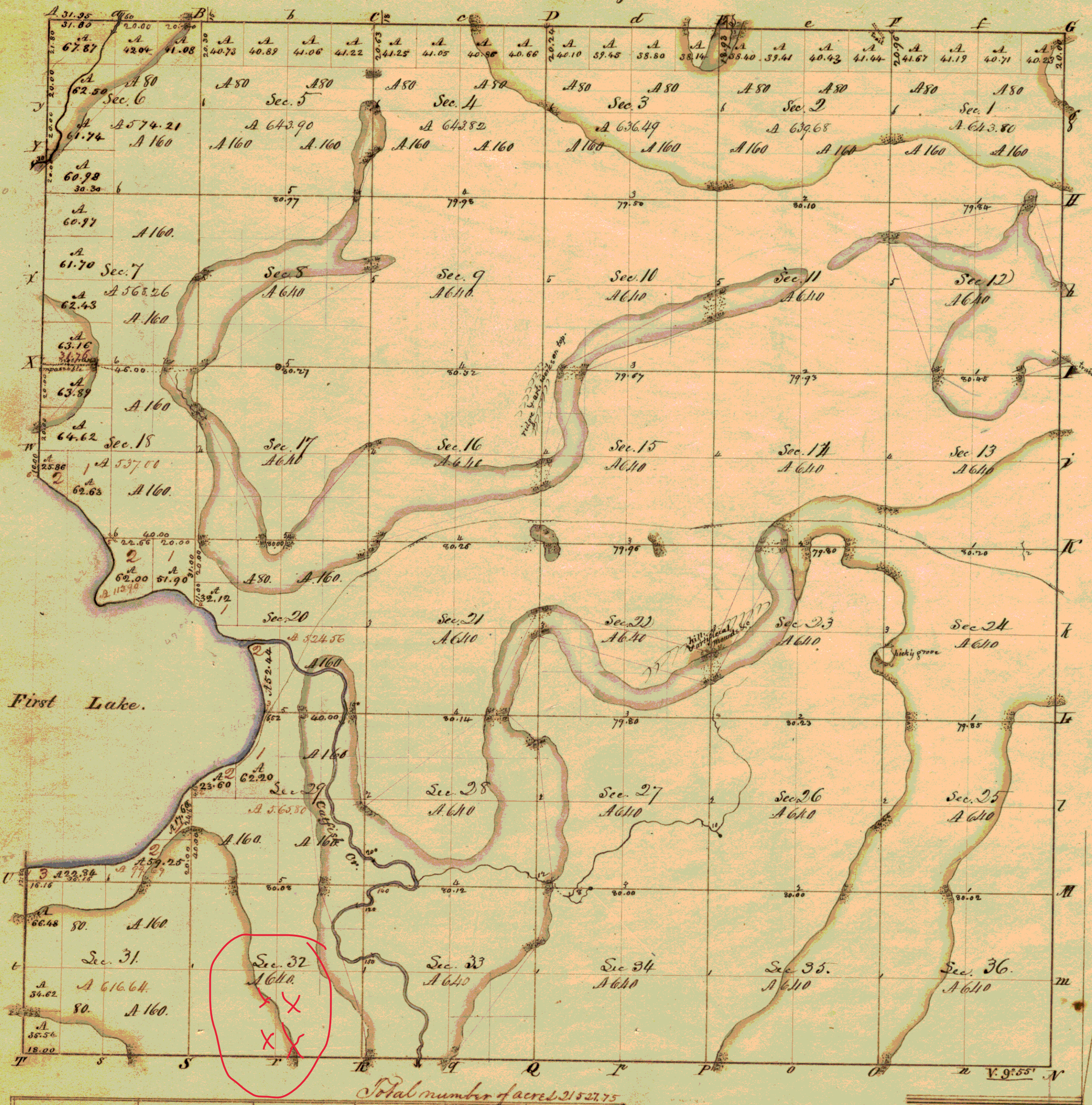
NAD_1983_HARN_Wisconsin_TM

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

Township N^o VI N. Range N^o XI E. 4th Mer. Wis. Ter.



Meanders of 1st Lake

Post	Course	Ch.	Ln.
6.	S 62° E	20.70	
	S 41° E	23.04	
5.	S 22° E	13.10	
	S 27° W	20.00	
	S 37° E	23.00	
	S 75° E	17.30	
	S 45° E	11.10	
4.	S 75° E	11.00	
	S 88° E	11.00	
	S 88° E	13.00	
	S 18° E	10.62	
	S 8° E	13.50	
	S 5° E	11.06	
3.	S 20° W	22.30	
	S 67° W	21.80	
	S 43° W	7.50	
2.	S 34° W	4.30	
	S 24° W	19.76	
	S 46° W	30.00	
	S 77° W	19.60	
	S 84° W	26.35	
1.	S 72° W	3.75	

Township		Subdivisions		Total number of acres	
1 st	July 1833	23.71.75	4 th of 1833	3 ^d of 1834	
18 th	Nov. 1833	60.65.47	1 st of 1834	3 ^d of 1835	

The above Map of Township N^o VI, — of Range N^o XI East of 4th Principal Meridian (N.W. 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, Oct. 1, 1836

[Signature]
1836



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