

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: MacFarlane Pheasants, Inc.

Address: Attn: William MacFarlane
2821 S. U.S. Highway 51
Janesville, WI 53546

Email: bill@pheasants.com

Office use only:

RECEIVED
April 29, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: Town of Rock
2. Petitioned City or Village: City of Janesville
3. County where property is located: Rock County
4. Population of the territory to be annexed: 0
5. Area (in acres) of the territory to be annexed: 144.915
6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel):

Petitioners phone:

Town clerk's phone:

City/Village clerk's phone:

6-17-122 (034 019002); 6-17-122A (034 01900201)

Contact Information if different than petitioner:

Representative's Name and Address:

Nowlan Law LLP

Attorney Timothy H. Lindau

100 S. Main Street

Janesville, WI 53547

Phone: (608) 755-8100

E-mail: TLindau@nowlan.com

Surveyor or Engineering Firm's Name & Address:

Phone:

E-mail:

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]

(2012)

This application is submitted on the condition that any ordinance or resolution approving the annexation proposed herein include the following language:

"Notwithstanding anything in this document to the contrary, the Subject Property is temporarily exempted and deferred from the requirements of connection to the City of Janesville: (A) Water Utility water main and water supply; and (B) Sanitary Sewer Utility sewer main, both within one year of annexation to the City of Janesville, but only in the event that:

(A) MacFarlane uses or occupies one or more of the current structures or buildings upon the Subject Property for his "pheasant farm" activities; and

(B) All structures and buildings upon the Subject Property are completely razed and removed by a person other than the City of Janesville within sixty (60) days of cessation of MacFarlane's use, currently estimated to be November 30, 2023, and solely at such other person's costs, fees, and expense; and

(C) In no event will this exemption extend beyond December 31, 2025; and

(D) This exemption runs with the land regardless of the owner of the Subject Property."

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

\$ 1400 **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

\$ 1750 **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: 04/29/2022

Payee: Three Leaf Partners LLC

Check Number: 3018

Check Date: 3/30/22

Amount: \$350.00

2nd Check

Date fee rec: 04/29/2022
Payee: Three Leaf Partners LLC

Check No. 3019
Check Date: 3/30/22
Amount: \$1400.00



April 26, 2022

City of Janesville
Attn: City Clerk-Treasurer
18 North Jackson Street
Janesville, WI 53547

Re: Annexation Application – 034-019002, 034-01900201

To Whom it May Concern:

Please find included an Application for Annexation for parcels 034-019002 and 034-01900201 (approximately 144.915 acres) into the City of Janesville. Enclosed includes the required:

- Signed + notarized completed application
- Legal descriptions of the parcels
- Aerial Map
- Annexation Exhibit including Survey
- Draft Certified Survey Map (CSM)

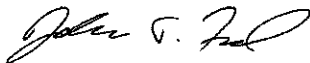
Developer seeks to develop this parcel of land into PROJECT RIPE, a large-scale, mixed-use, transformational development for the City of Janesville and the greater area in terms of types of uses, job creation, community involvement, and overall economic impact. The primary uses Developer plans to develop on this Annexed land + adjacent site (already within City limits) includes the following:

- Hydroponic Greenhouse (68.5 acres) – 39.1%
- General Industrial (51.5 acres) – 29.4%
- Multi-Family Apartments (15 acres) – 8.6%
- Single-Family Houses (8 acres) – 4.6%
- Public Right-of-way / Drainageway / Greenspace (32 acres) – 18.3%

Developer has collaboratively worked with City and County staff since early 2021 to design a comprehensive plan for this site that includes forward vision, civil stormwater preparation, and will allow the City of Janesville and Rock County tremendous economic benefit in the years to come.

We look forward to working through the Annexation process and coming to an agreeable development solution.

Sincerely,



John T. Ford
President
jford@threeleafdevelopment.com

Copies sent to:

WI Dept of Administration
Municipal Boundary Review
PO Box 1645
Madison, WI 53701
Filing Fee: \$350.00
Review Fee: \$1,400.00

Town of Rock
Attn: Rock Township Clerk
5102 South County Road D
Afton, WI 53501

Janesville Public Schools
Attn: Clerk
527 S. Franklin St.
Janesville, WI 53548

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 Rock 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.

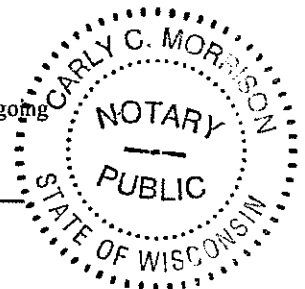
It is respectfully requested that the Common Council accept this annexation by ordinance adopted by a two-thirds vote of the Council and as otherwise as may be required by state statute as promptly after receipt of this petition as possible.

Name	Date	Elector (voting age individual)	Owner	Parcel No.	Acres
(1) Print Name: <u>MacFarlane Pheasants, Inc. f/k/a MacFarlane Pheasant Farm, Inc.</u> Signature: <u>Sarah Pope</u> <u>Sarah Pope, Vice President</u>		<u>Y</u> or <u>N</u>	<u>Y</u> or N	034 019002 034 01900201	144.91 5
(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 26 day of April, 2022, the above names Sarah Pope to me known to be the persons who executed the foregoing instrument and acknowledged the same. Carly C. Morrison

Notary Public, State of Wisconsin
My Commission expires 5-22-24



This application is submitted on the condition that any ordinance or resolution approving the annexation proposed herein include the following language:

"Notwithstanding anything in this document to the contrary, the Subject Property is temporarily exempted and deferred from the requirements of connection to the City of Janesville: (A) Water Utility water main and water supply; and (B) Sanitary Sewer Utility sewer main, both within one year of annexation to the City of Janesville, but only in the event that:

(A) MacFarlane uses or occupies one or more of the current structures or buildings upon the Subject Property for his "pheasant farm" activities; and

(B) All structures and buildings upon the Subject Property are completely razed and removed by a person other than the City of Janesville within sixty (60) days of cessation of MacFarlane's use, currently estimated to be November 30, 2023, and solely at such other person's costs, fees, and expense; and

(C) In no event will this exemption extend beyond December 31, 2025; and

(D) This exemption runs with the land regardless of the owner of the Subject Property."

EXHIBIT A

LEGAL DESCRIPTIONS

PARCEL ID 034-01900201 / 6-17-122A

LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN ON FEBRUARY 12, 1990, IN VOLUME 14 OF CERTIFIED SURVEY MAPS, PAGE 244 AND 245 AS DOCUMENT NO. 1106644, BEING A PART OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 12 EAST, IN THE TOWN OF ROCK, ROCK COUNTY, WISCONSIN. EXCEPTING THEREFROM LAND FOR HIGHWAY PURPOSES.

PARCEL ID 034-019002 / 6-17-122

THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 12 EAST, COUNTY OF ROCK, STATE OF WISCONSIN.

EXCEPTING THEREFROM, A PIECE OR PARCEL OF LAND IN THE NORTHWEST CORNER OF SAID PREMISES DESCRIBED AS FOLLOWS: COMMENCING IN THE CENTER OF THE HIGHWAY WHERE THE NORTH LINE OF SAID PREMISES WHICH IS THE NORTH LINE OF THE SECTION, INTERSECTS THE CENTER OF THE HIGHWAY; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 18 RODS; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION AND THE CENTER LINE OF HIGHWAY 51, 46 RODS; THENCE WEST PARALLEL WITH THE NORTH LINE, 18 RODS TO THE CENTER OF HIGHWAY NO. 51; THENCE NORTH ALONG THE CENTER OF HIGHWAY NO. 51, 46 RODS TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING, LOT 1 OF A CERTIFIED SURVEY MAP RECORDED ON FEBRUARY 12, 1990 IN VOLUME 14, PAGES 244 AND 245 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 1106644.

FURTHER EXCEPTING, LANDS CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN DEED RECORDED FEBRUARY 10, 1988 ON CARD 338, IMAGE 943-945 AS DOCUMENT NO. 1066142 AND RE-RECORDED ON JANUARY 13, 1989 ON CARD 380, IMAGE 546-551 AS DOCUMENT NO. 1085371.

FURTHER EXCEPTING, LANDS CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN DEED, RECORDED AUGUST 2, 1991 ON CARD 490, IMAGE 683-686 AS DOCUMENT NO. 1138709.

FURTHER EXCEPTING, LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN AWARD OF DAMAGES, DATED DECEMBER 6, 2000 AND RECORDED DECEMBER 8, 2000 AS DOCUMENT NO. 1477181.

FURTHER EXCEPTING, LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN DEED, DATED MAY 3, 2002 AND RECORDED MAY 7, 2002 AS DOCUMENT NO. 1545070.

FURTHER EXCEPTING THEREFROM THAT PART OF LAND CONVEYED IN AN INSTRUMENT RECORDED OCTOBER 25, 1989 AS DOCUMENT NO. 1101007.

FURTHER EXCEPTING THEREFROM THAT PART OF LAND CONVEYED IN AN INSTRUMENT RECORDED SEPTEMBER 30, 1976 IN VOLUME 614, PAGE 134 AS DOCUMENT NO. 853092.

EXHIBIT B

AERIAL MAP

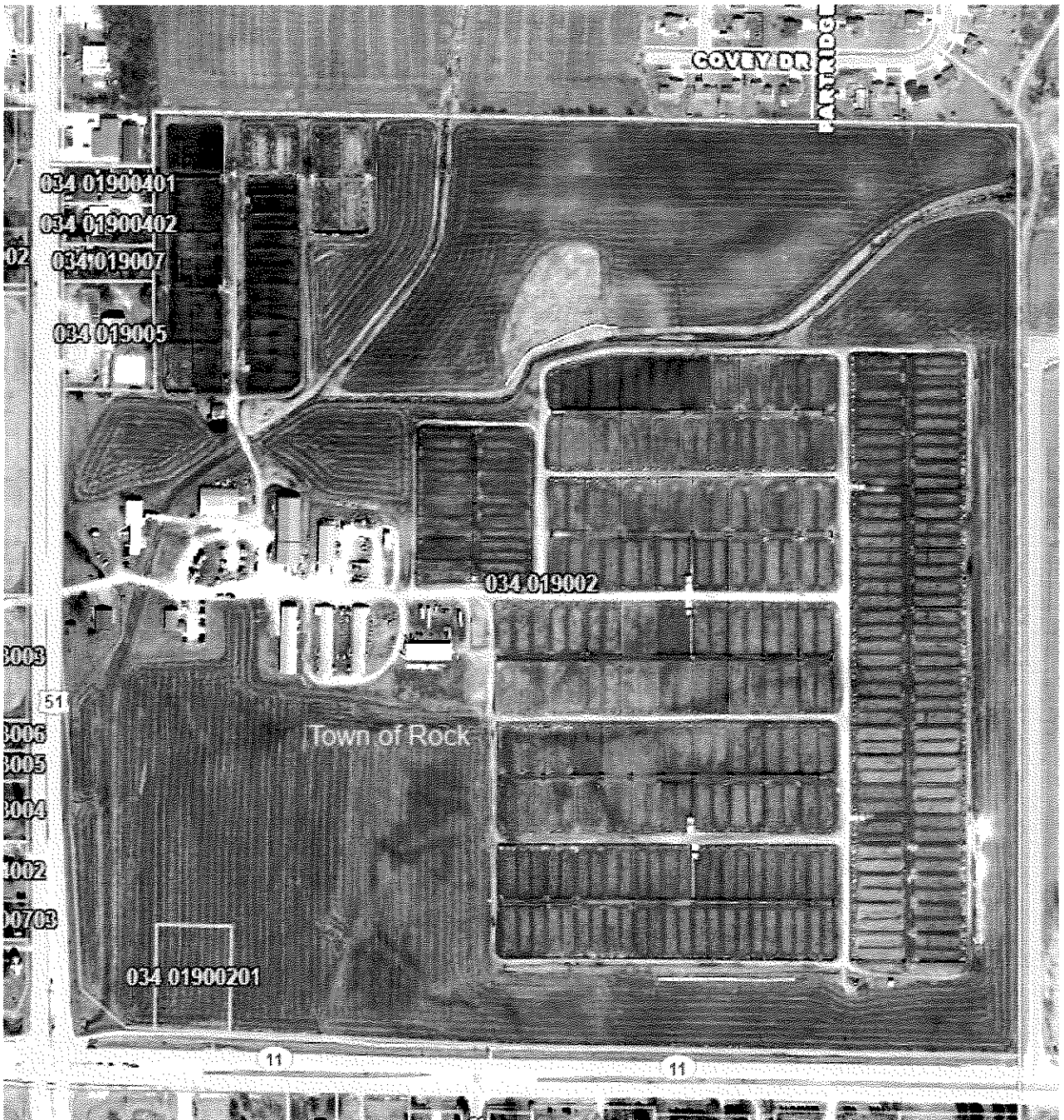
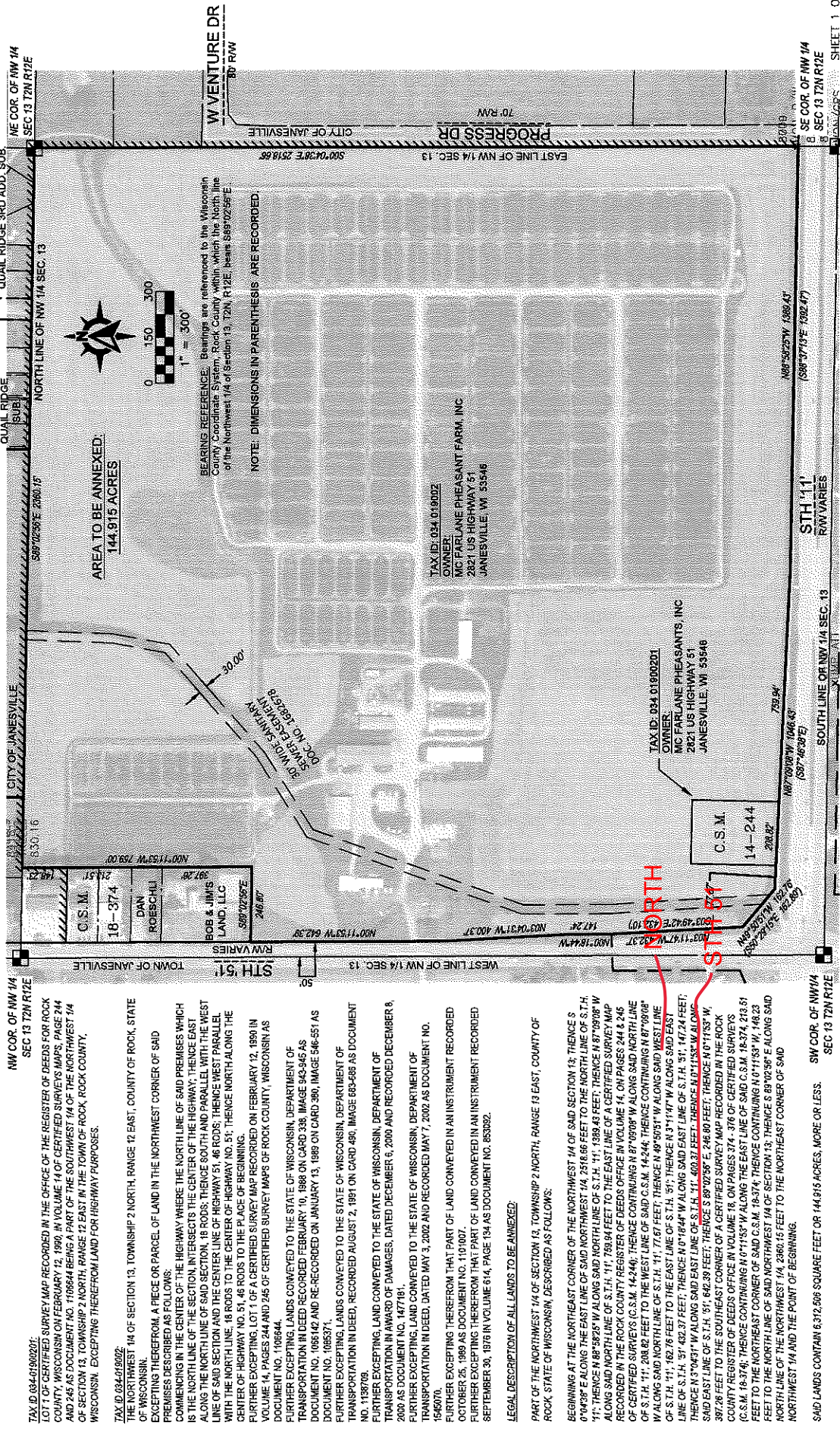


EXHIBIT C

ANNEXATION EXHIBIT

ANNEXATION EXHIBIT

A PART OF THE NW 1/4 OF SECTION 13, T2N, R12E, ROCK COUNTY, WISCONSIN



TAX ID: 034 0190021
LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN ON FEBRUARY 12, 1990, IN VOLUME 14 OF CERTIFIED SURVEY MAPS, PAGE 744 AND 745 AS DOCUMENT NO. 106844 BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 12 EAST IN THE TOWN OF ROCK, ROCK COUNTY, WISCONSIN, EXCEPTING THEREFROM LAND FOR HIGHWAY PURPOSES.

TAX ID: 034 0190021
THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 12 EAST, COUNTY OF ROCK, STATE OF WISCONSIN,
EXCEPTING THEREFROM A PIECE OR PARCEL OF LAND IN THE NORTHWEST CORNER OF SAID PREMISES DESCRIBED AS FOLLOWS:

PREMISES DESCRIBED AS FOLLOWS:
BEGINNING IN THE CENTER OF THE SECTION, INTERSECTS THE NORTH LINE OF SAID PREMISES WHICH IS THE NORTH LINE OF SAID SECTION, 18 RODS; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION AND THE CENTER LINE OF HIGHWAY 51, 46 RODS; THENCE WEST PARALLEL WITH THE NORTH LINE, 18 RODS TO THE CENTER OF HIGHWAY NO. 51; THENCE NORTH ALONG THE CENTER OF HIGHWAY NO. 51, 46 RODS TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING, LOT 1 OF A CERTIFIED SURVEY MAP RECORDED ON FEBRUARY 12, 1990 IN VOLUME 14, PAGES 244 AND 245 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN AS DOCUMENT NO. 106844.

FURTHER EXCEPTING, LANDS CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN DEED RECORDED FEBRUARY 10, 1988 ON CARD 338, IMAGE 943-945 AS DOCUMENT NO. 106842 AND RE-RECORDED ON JANUARY 13, 1989 ON CARD 380, IMAGE 546-551 AS DOCUMENT NO. 106837.

FURTHER EXCEPTING, LANDS CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN DEED, RECORDED AUGUST 2, 1991 ON CARD 480, IMAGE 693-698 AS DOCUMENT NO. 1138769.

FURTHER EXCEPTING, LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN AWARD OF DAMAGES, DATED DECEMBER 6, 2000 AND RECORDED DECEMBER 6, 2000 AS DOCUMENT NO. 1477181.

FURTHER EXCEPTING, LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN DEED, DATED MAY 3, 2002 AND RECORDED MAY 7, 2002 AS DOCUMENT NO. 1565070.

FURTHER EXCEPTING, THEREFROM THAT PART OF LAND CONVEYED IN AN INSTRUMENT RECORDED OCTOBER 25, 1989 AS DOCUMENT NO. 1101007.

FURTHER EXCEPTING, THEREFROM THAT PART OF LAND CONVEYED IN AN INSTRUMENT RECORDED SEPTEMBER 30, 1976 IN VOLUME 614, PAGE 134 AS DOCUMENT NO. 853092.

LEGAL DESCRIPTION OF ALL LANDS TO BE ANNEXED:

PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 13 EAST, COUNTY OF ROCK, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE S 0°42'38" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 2518.66 FEET TO THE NORTH LINE OF S.T.H. 11; THENCE N 88°58'25" W ALONG SAID NORTH LINE OF S.T.H. 11, 1389.43 FEET; THENCE N 87°09'08" W ALONG SAID NORTH LINE OF S.T.H. 11, 759.94 FEET TO THE EAST LINE OF A CERTIFIED SURVEY MAP RECORDED IN THE ROCK COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 14, ON PAGES 244 & 245 OF CERTIFIED SURVEY MAPS (C.S.M. 14-244); THENCE CONTINUING N 87°09'08" W ALONG SAID NORTH LINE OF S.T.H. 11, 208.82 FEET TO THE WEST LINE OF SAID C.S.M. 14-244; THENCE CONTINUING N 87°09'08" W ALONG SAID NORTH LINE OF S.T.H. 11, 77.67 FEET; THENCE N 49°50'51" W ALONG SAID WEST LINE OF S.T.H. 11, 162.76 FEET TO THE EAST LINE OF S.T.H. 91; THENCE N 31°11'47" W ALONG SAID EAST LINE OF S.T.H. 91, 432.37 FEET; THENCE N 0°18'44" W ALONG SAID EAST LINE OF S.T.H. 91, 147.24 FEET; THENCE N 70°43'11" W ALONG SAID EAST LINE OF S.T.H. 11, 400.37 FEET; THENCE N 0°11'53" W ALONG SAID EAST LINE OF S.T.H. 91, 642.39 FEET; THENCE S 89°02'58" E, 246.80 FEET; THENCE N 0°11'53" W, 397.28 FEET TO THE SOUTHEAST CORNER OF A CERTIFIED SURVEY MAP RECORDED IN THE ROCK COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 18, ON PAGES 374 - 376 OF CERTIFIED SURVEY MAPS (C.S.M. 18-374); THENCE CONTINUING N 0°11'53" W ALONG THE EAST LINE OF SAID C.S.M. 18-374, 213.51 FEET TO THE NORTHEAST CORNER OF SAID C.S.M. 18-374; THENCE CONTINUING N 0°11'53" W, 148.23 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 13; THENCE S 89°02'58" E ALONG SAID NORTH LINE OF THE NORTHWEST 1/4, 2360.15 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 AND THE POINT OF BEGINNING.

SAID LANDS CONTAIN 6,372,508 SQUARE FEET OR 144.915 ACRES, MORE OR LESS.

SW COR. OF NW 1/4
SEC 13 T2N R12E

SOUTH LINE OF NW 1/4 SEC. 13
R/W VARIES

STH 11
R/W VARIES

NE COR. OF NW 1/4
SEC 13 T2N R12E

SE COR. OF NW 1/4
SEC 13 T2N R12E

EXHIBIT D

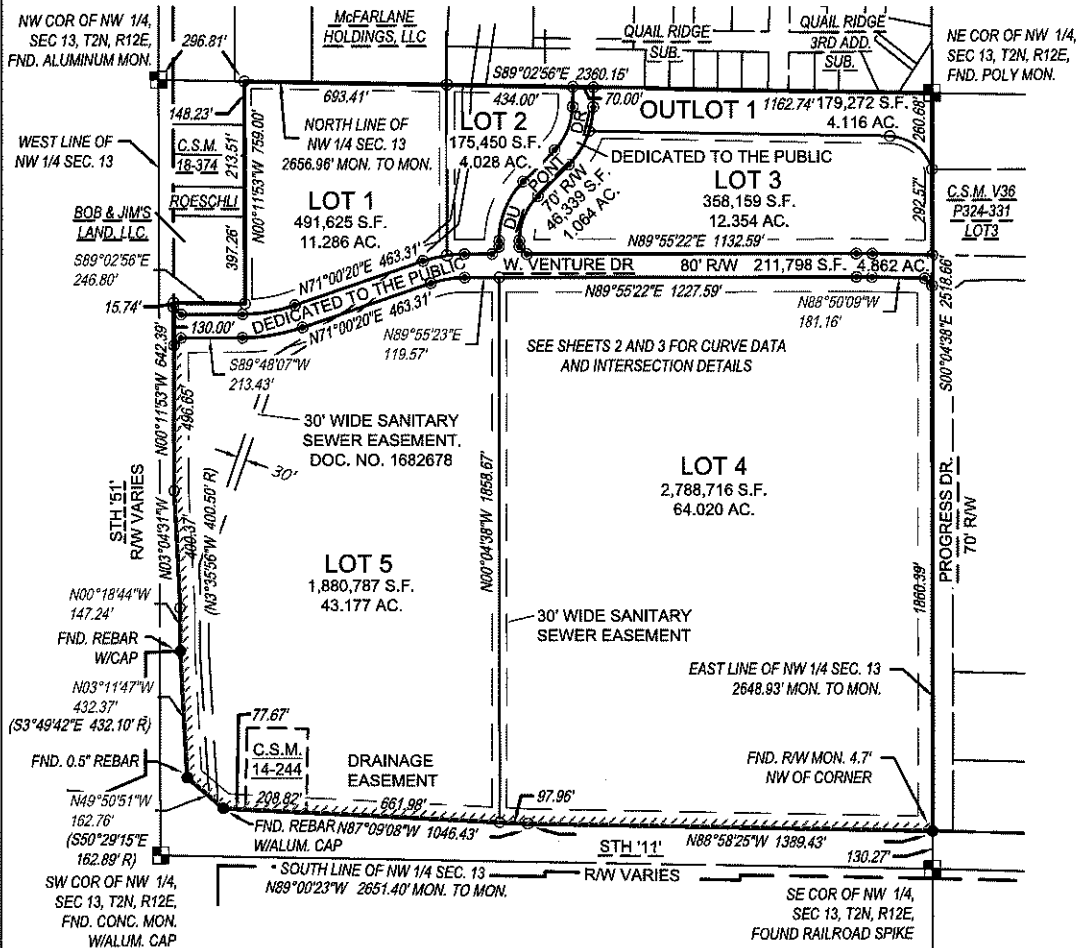
CSM (DRAFT)

DRAFT CERTIFIED SURVEY MAP NO - _____

PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP
2 NORTH, RANGE 12 EAST, CITY OF JANESVILLE, ROCK
COUNTY, WISCONSIN.

NOTE:

1. PARCEL IS SUBJECT TO SOIL & WATER RESOURCE
MANAGEMENT PROGRAM (DOC. NO. 1645208)
2. PARCEL IS SUBJECT TO ROCK CO. AIRPORT HEIGHT
RESTRICTIONS (DOC. NO. 711781)

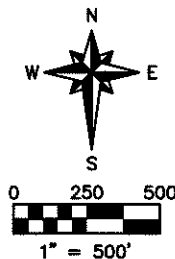


LEGEND

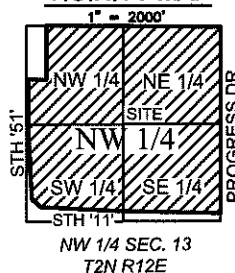
- 3/4" REBAR SET (3/4" x 18", 1.50 LBS./LIN.FT.)
- ⊗ 1 1/4" REBAR SET (1 1/4" x 18", 4.173 LBS./LIN.FT.)
- 3/4" REBAR - FOUND
- /// ACCESS RESTRICTION PER R/W PROJ. NO. 1704-05-21 & 1704-06-21
- SECTION CORNER MONUMENT FOUND AS NOTED

OWNER/SUBDIVIDER:
McFarlane Pheasant Farm, Inc.
2821 US Highway 51
Janesville, WI 53546

SURVEYOR:
Peter J. Nielson
N6W23673 Bluemound Road
Waueksa, WI 53188
Ph. 262-409-6145

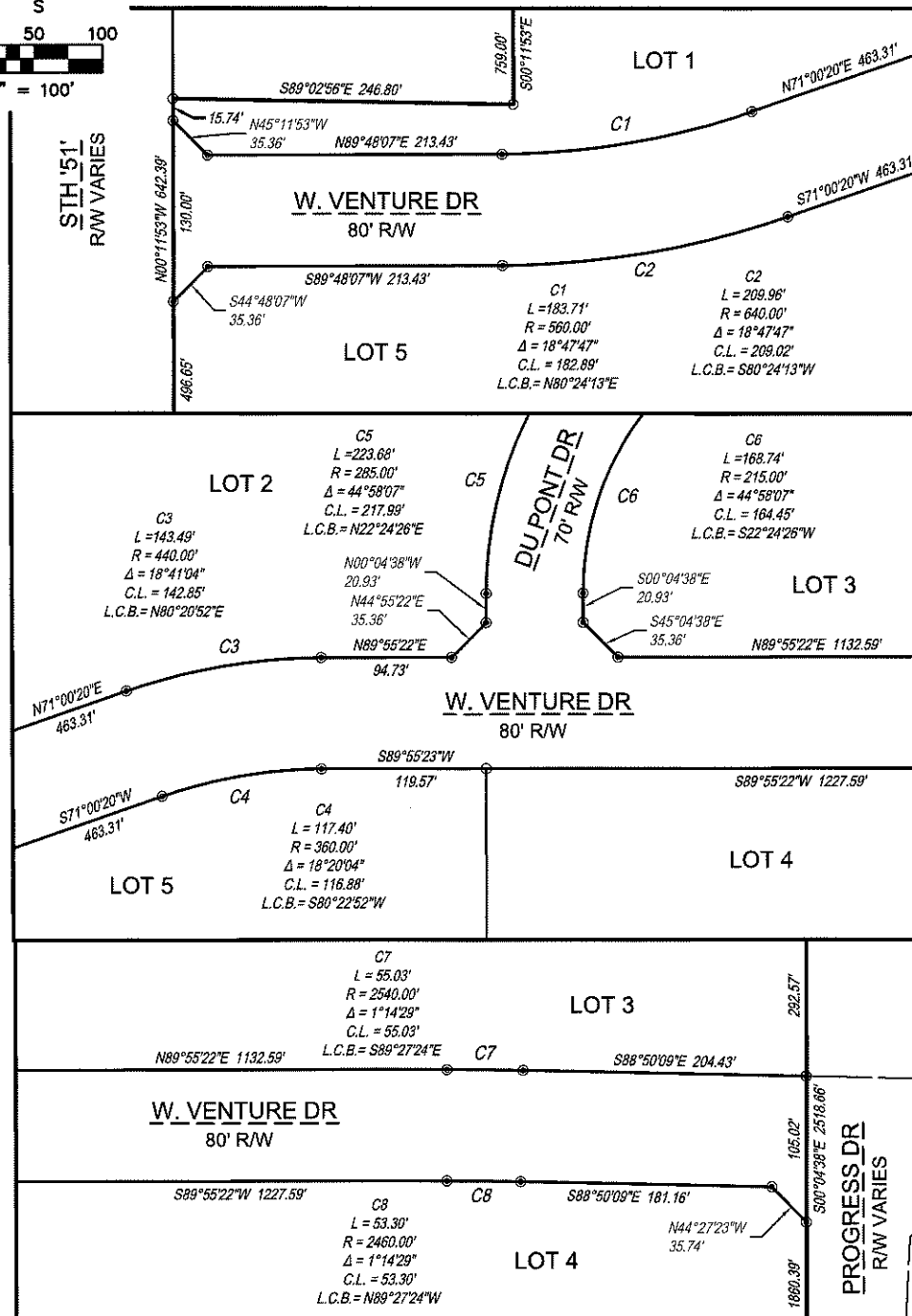
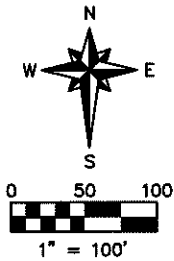


VICINITY MAP



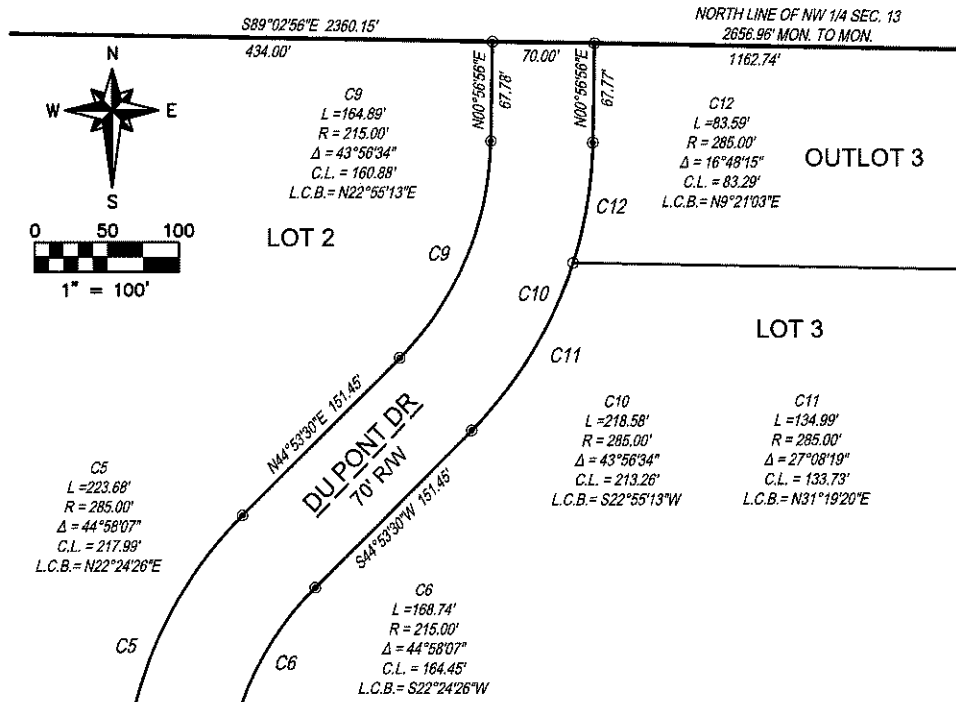
CERTIFIED SURVEY MAP NO - _____

PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 12 EAST, CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO - _____

PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE
12 EAST, CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO - _____

PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE
12 EAST, CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 13
EAST, CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE S 0°04'38" E ALONG THE EAST LINE
OF SAID NORTHWEST 1/4, 2518.66 FEET TO THE NORTH LINE OF S.T.H. '11'; THENCE N 88°59'10" W ALONG SAID NORTH LINE OF S.T.H.
'11', 1389.43 FEET; THENCE N 87°07'30" W ALONG SAID NORTH LINE OF S.T.H. '11', 759.95 FEET TO THE EAST LINE OF A CERTIFIED
SURVEY MAP RECORDED IN THE ROCK COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 14, ON PAGES 244 & 245 OF CERTIFIED
SURVEYS (C.S.M. 14-244); THENCE N 87°09'51" W ALONG SAID NORTH LINE OF S.T.H. '11', 208.82 FEET TO THE WEST LINE OF SAID
C.S.M. 14-244; THENCE CONTINUING N 87°09'51" W ALONG SAID NORTH LINE OF S.T.H. '11', 77.67 FEET; THENCE N 49°50'51" W ALONG
SAID WEST LINE OF S.T.H. '11', 162.76 FEET TO THE EAST LINE OF S.T.H. '51'; THENCE N 3°11'47" W ALONG SAID EAST LINE OF S.T.H. '51'
432.37 FEET; THENCE N 0°18'44" W ALONG SAID EAST LINE OF S.T.H. '51', 147.24 FEET; THENCE N 3°04'31" W ALONG SAID EAST LINE OF
S.T.H. '11', 400.37 FEET; THENCE N 0°11'53" W ALONG SAID EAST LINE OF S.T.H. '51', 642.39 FEET; THENCE S 89°02'56" E, 246.80 FEET;
THENCE N 0°11'53" W, 397.26 FEET TO THE SOUTHEAST CORNER OF A CERTIFIED SURVEY MAP RECORDED IN THE ROCK COUNTY
REGISTER OF DEEDS OFFICE IN VOLUME 18, ON PAGES 374 - 376 OF CERTIFIED SURVEYS (C.S.M. 18-374); THENCE CONTINUING N
0°11'53" W ALONG THE EAST LINE OF SAID C.S.M. 18-374, 213.51 FEET TO THE NORTHEAST CORNER OF SAID C.S.M. 18-374; THENCE
CONTINUING N 0°11'53" W, 148.23 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 13; THENCE S 89°02'56" E ALONG
SAID NORTH LINE OF THE NORTHWEST 1/4, 2360.15 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 AND THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 6,312,506 SQUARE FEET OR 144.915 ACRES, MORE OR LESS

THAT I HAVE MADE THIS SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF MAC FARLANE PHEASANT
FARM, INC., OWNERS OF SAID LAND.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND
SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE
SUBDIVISION REQUIREMENTS OF THE CITY OF JANESVILLE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 24th DAY OF FEBRUARY, 2022.

PETER J. NIELSON
PROFESSIONAL LAND SURVEYOR S-2527

CERTIFIED SURVEY MAP NO - _____

PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE
12 EAST, CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

MacFarlane Pheasants, Inc., a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner(s), certifies that said corporation caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with s. 236.10 and s. 236.12, Wis. Stats. and the requirements of the City of Janesville.

In Witness Whereof, MacFarlane Pheasants Inc., has caused these presents to be signed by

_____, its managing member this _____ day of _____, 202__

Name

STATE OF WISCONSIN}

:SS

ROCK COUNTY}

This instrument was acknowledged before me on the _____ day of _____, 202__.

[Seal]

Notary Public, State of Wisconsin

My commission expires on _____

CITY OF JANESVILLE PLAN COMMISSION APPROVAL CERTIFICATE

City of Janesville Plan Commission certifies that this Certified Survey Map has been approved by Resolution No.

_____ dated _____, 202__.

Name

CITY OF JANESVILLE TREASURER CERTIFICATE

STATE OF WISCONSIN}

:SS

ROCK COUNTY}

I, Lorena Rae Stottler, being the duly appointed qualified and acting city clerk-treasurer of the City of Janesville, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of

_____, 202__ on any of the land included in this certified survey map.

Dated _____, 202__

Lorena Rae Stottler, City Clerk-Treasurer

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: MacFarlane Pheasants Inc

Petition Number: 14500

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

2. Area (Acres): 144.9

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 1,225.67

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 6,128.35

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: 7%

Undeveloped: 93%

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?

industrial, commercial, residential, undeveloped

In the town?: undeveloped, commercial, residential

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: water main and sanitary sewer;

11. Planning & Zoning:

(Cost unknown and is to be completed by developer)

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? Agricultural District One (A-1)

c. How will the land be zoned and used if annexed? M1, Light Industrial District; industrial purposes

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: Brian Schweigl

Email: schweigl@ci.janesville.wi.us

Phone: (608) 755-3188

Date: May 13, 2022

(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: Monday, May 2, 2022 2:29 PM
To: Schmidtke, Erich J - DOA
Subject: RE: Proposed Annexation to Janesville

Follow Up Flag: Follow up
Flag Status: Flagged

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Erich,

The legal is good.

Thank you,

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: Monday, May 02, 2022 11:17 AM
To: MICHELLE SCHULTZ <MICHELLE.SCHULTZ@co.rock.wi.us>
Subject: Proposed Annexation to Janesville

Hello Michelle,
Here is a proposed annexation to Janesville for your review and comments.
Thank you,
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>

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: **MacFarlane Pheasants Inc**

Petition Number: **14500**

1. Territory to be annexed: From **TOWN OF ROCK**

To **CITY OF JANESVILLE**

2. Area (Acres): **144.915**

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ **1225.67**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **6,128.35**

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: **100** % Industrial: _____ %

Undeveloped: _____ %

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?: **Commercial, Residential, AG**

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?

Ag

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

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

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

Prepared by: ☒ Town ☐ City ☐ Village

Name: Kristina Bennett

Email: kristinabennett.rocktownclerk@gmail.com

Phone: 608-290-0118

Date: 05/04/2022

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

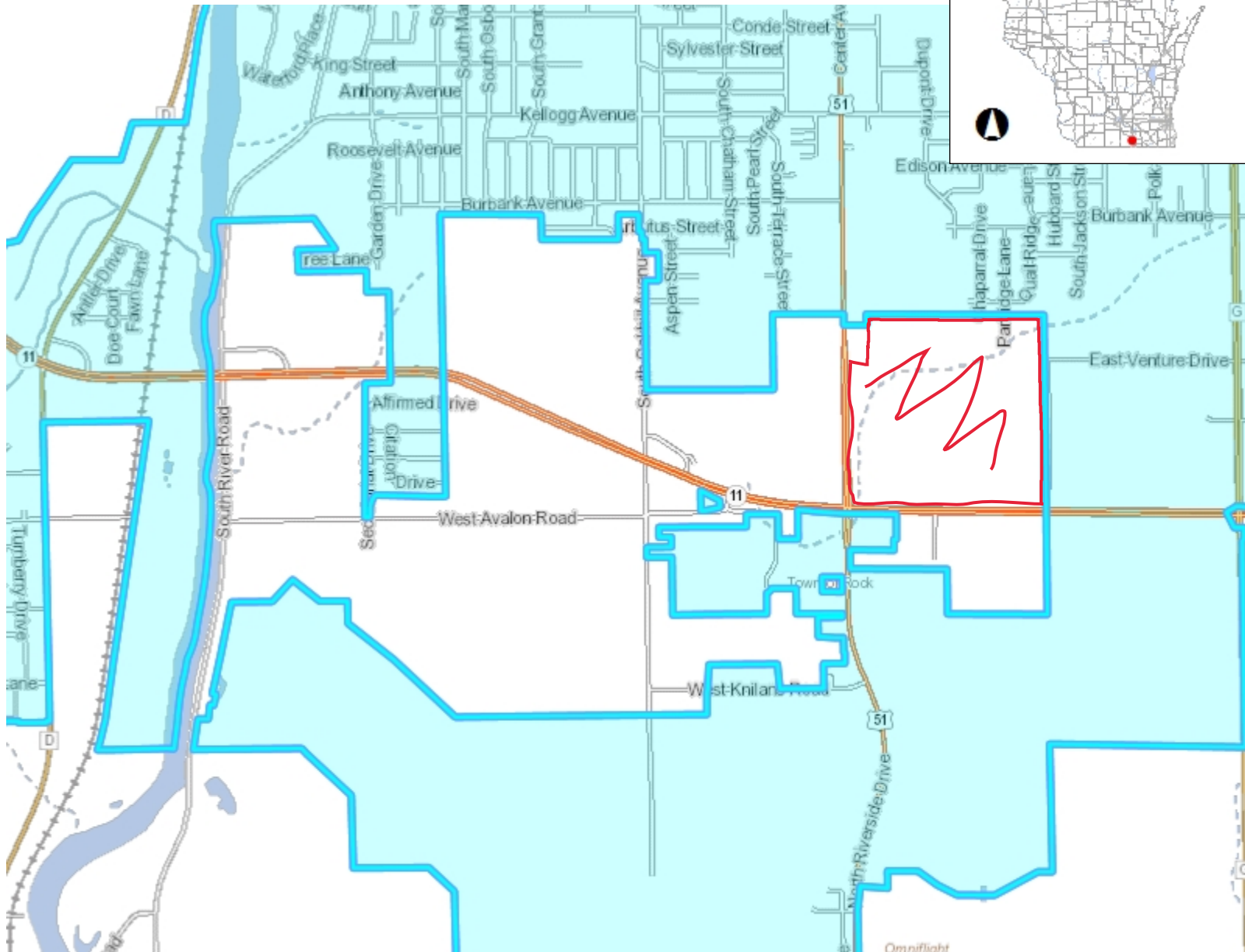


Surface Water Data Viewer Map



Legend

- 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



0.8 0 0.38 0.8 Miles

NAD_1983_HARN_Wisconsin_TM

1: 23,760

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



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>

May 19, 2022

PETITION FILE NO. 14500

LORENA STOTTLER, CLERK
CITY OF JANESVILLE
PO BOX 5005
JANESVILLE, WI 53547-5005

KRISTINA BENNETT, CLERK
TOWN OF ROCK
PO BOX 25
AFTON, WI 53501

Subject: MACFARLANE PHEASANTS INC ANNEXATION

The proposed annexation submitted to our office on April 29, 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 Janesville, which is able to provide needed municipal services.

Note: It appears that the call "along said West line of S.T.H. 11" in lines 8/9 of the legal description should be to the North line of the highway; and the call "along said East line of S.T.H 11" in line 11 should be to S.T.H. 51; please verify and revise as needed.

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 14500 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=2574>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner