

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: **RHD Properties, LLC, ATTN: Robert Dvorak**

Phone: **608-712-2048**

Email: **bob@rhdproperties.com**

Contact Information if different than petitioner:

Representative's Name: **Michael D. Rumpf**

Phone: **608-423-3254**

E-mail: **mrumpf@rumpflaw.com**

RECEIVED

May 25, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **Town of Dunkirk**

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: **1.185**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
026/0511-062-8701-0

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

\$200 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$200 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

\$400 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**

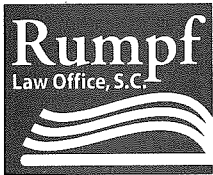
5-24-22 Shaded Area for Office Use Only
Date fee & form received: 5-19-22

Payer: ROMPF Law Offices SC

Check Number: 121435

Check Date: 5-19-22

Amount: 400.00



152 W. Main Street | P.O. Box 1 | Cambridge, WI 53523
608.423.3254 | fax 608.423.4570

Michael D. Rumpf
mrumpf@rumpflaw.com

May 19, 2022

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison, WI 53701

RE: RHD Properties, LLC annexation documents

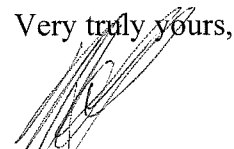
Municipal Boundary Review:

Enclosed please find the following:

1. Request for Annexation Review.
2. Unanimous petition for direct annexation under Section 66.0217(2) Wis. Stats.
3. Annexation Submittal Guide.
4. Copy of Letter to City of Stoughton.
5. Copy of Letter to Town of Dunkirk.
6. Check for \$400.00.

Please process.

Very truly yours,



Michael D. Rumpf
MDR/s
Encl.

cc: Rodney Scheel, Planning and Development

**UNANIMOUS PETITION FOR DIRECT ANNEXATION
UNDER § 66.0217(2), WIS. STATS.**

To the City Council of the City of Stoughton, Dane County, Wisconsin:

1. The undersigned hereby petition for direct annexation of the territory legally described on Exhibit A attached hereto to the City of Stoughton, Dane County, Wisconsin, whereby said territory would be detached from the Town of Dunkirk, Dane County, Wisconsin, pursuant to § 66.0217(2), Wis. Stats.
2. Attached hereto as Exhibit B is a scale map which accurately reflects the legal description of the property to be annexed and the boundary of the annexing the City and includes a graphic scale on the face of the map.
3. The current population of the territory proposed to be annexed is 0.
4. This petition has been signed by the owners of all of the land within the territory proposed to be annexed, and by all of the electors residing within the territory proposed to be annexed.

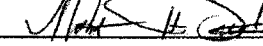
Owners of All Lands Within the Territory Proposed
to be Annexed:

Name of Owner: RHD Properties, LLC

Address of Owner: 1081 Eagle Court
Edgerton, WI. 53534

Date of Signing: May 19th, 2022

Signature:

By: 
Robert H. Dvorak,
Authorized Member

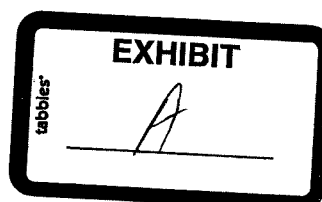
Legal Description

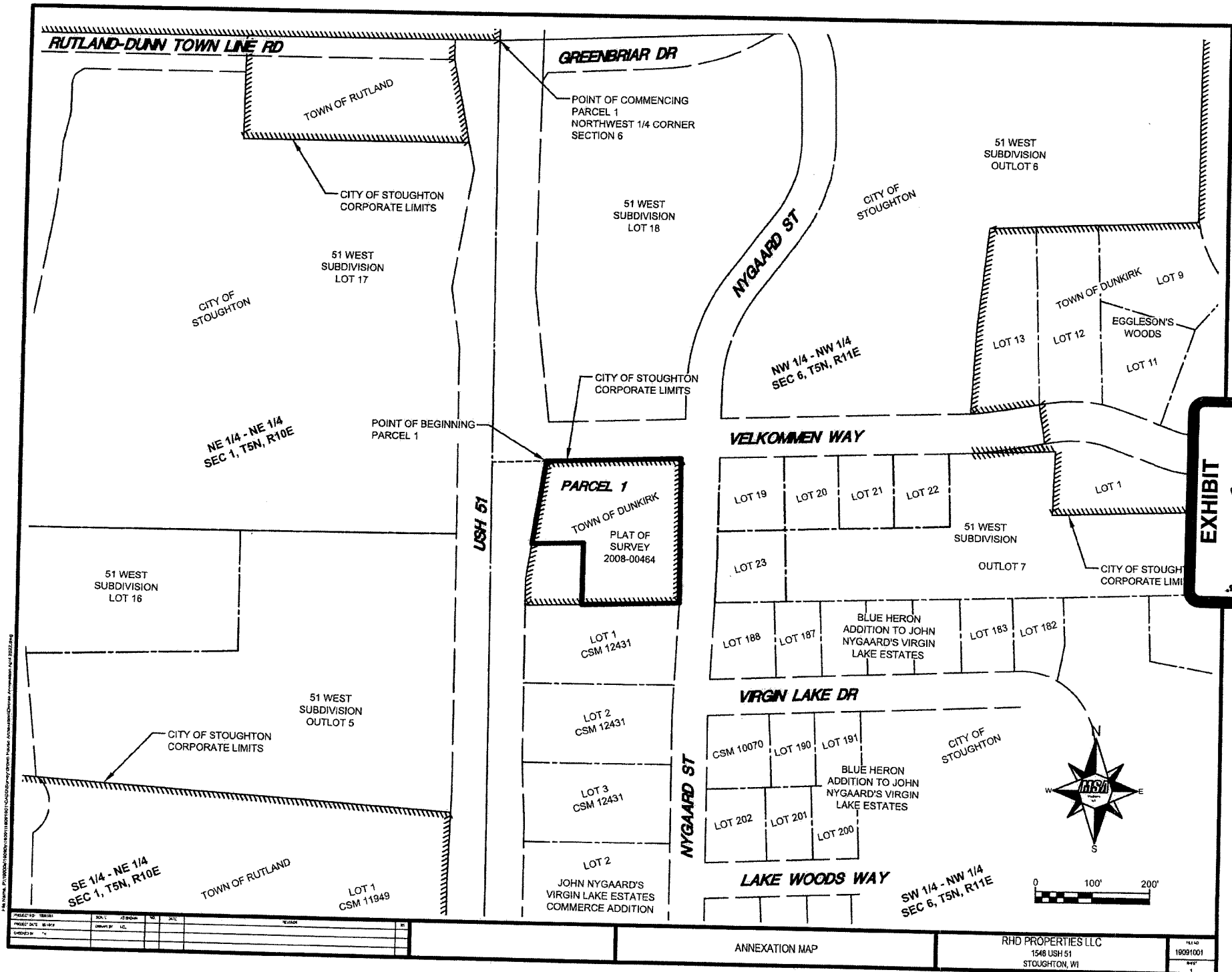
Parcel 1

Part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 5 North, Range 11 East, in the Town of Dunkirk, Dane County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 6 and centerline of U.S. Highway 51; thence South $00^{\circ}12'30''$ East along the West line of said Section 6, a distance of 710.48 feet; thence North $87^{\circ}59'57''$ East, a distance of 92.56 feet to the Point of Beginning being at the intersection of the southerly right-of-way of Velkommen Way and the easterly right-of-way of U.S. Highway 51; thence continuing North $87^{\circ}59'57''$ East along the southerly right-of-way of Velkommen Way, a distance of 231.75 feet to the westerly right-of-way of Nygaard Street according to the plat of 51 West recorded as Document No. XXXXX; thence South $00^{\circ}18'12''$ East along the said westerly right-of-way of Nygaard Street, a distance of 245.83 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 12431 recorded as Document No. 4415306; thence South $88^{\circ}13'18''$ West along the North line of said Lot 1, a distance of 167.51 feet; thence North $00^{\circ}31'33''$ East, a distance of 104.50 feet; thence South $88^{\circ}11'33''$ West, a distance of 88.64 feet to a point on the said easterly right-of-way of U.S. Highway 51; thence North $09^{\circ}08'01''$ East along the said easterly right-of-way, a distance of 137.80 feet to an angle point in the said easterly right-of-way; thence North $03^{\circ}02'04''$ East along the said easterly right-of-way, a distance of 5.19 feet to the Point of Beginning.

Said parcel contains 51,630 square feet or 1.185 acres more or less.





EXHIBIT

B

tabbles

PROJECT NO.	100101	DATE	10/1/10	BY	JAL
PROJECT NAME	1548 USH 51	APPROVED BY	JAL	DATE	10/1/10
OWNER	74				

ANNEXATION MAP

RHD PROPERTIES LLC
1548 USH 51
STOUGHTON, WI

FILE NO.
10091001
DATE
1

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

- ☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☒ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☐ The land may NOT be described only by:
- Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.

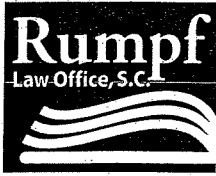
s. 66.0217 (1) (g) THE MAP

- ☒ The map shall be an ***accurate reflection*** of the legal description of the parcel being annexed. As such, it must show:
- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoining as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

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

s. 66.0217 FILING

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



152 W. Main Street | P.O. Box 1 | Cambridge, WI 53523
608.423.3254 | fax 608.423.4570

Michael D. Rumpf
mrumpf@rumpflaw.com

May 19, 2022

City of Stoughton
ATTN: City Clerk
381 E. Main Street
Stoughton, WI 53589

RE: RHD Properties, LLC annexation documents


City Clerk:

Enclosed please find a unanimous petition for direct annexation under Section 66.0217(2) Wis. Stats.

Please process.

Please advise of upcoming meetings to discuss the annexation.

Very truly yours,


Michael D. Rumpf
MDR/s
Encl.

cc: Rodney Scheel, Planning and Development
Town of Dunkirk
WI Dept. of Administration – Municipal Boundary Review



152 W. Main Street | P.O. Box 1 | Cambridge, WI 53523
608.423.3254 | fax 608.423.4570

Michael D. Rumpf
mrumpf@rumpfllaw.com

May 19, 2022

Town of Dunkirk
ATTN: Town Clerk
654 Cuntty Road N
Stoughton, WI 53589

RE: RHD Properties, LLC annexation documents

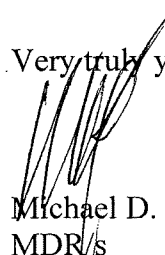
Town Clerk:

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Please advise of upcoming meetings to discuss the annexation.

Very truly yours,


Michael D. Rumpf
MDR/s
Encl.

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: **RHD Properties LLC**

Petition Number: **14507**

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

To **CITY OF STOUGHTON**

2. Area (Acres): 1.185

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 264.03

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 1,320.13

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 % No buildings on the property @ time of request.

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

Residential: _____% Recreational: _____% Commercial: 100 % 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?

Planned Residential to east & north; commercial to the south

In the town?: 1 residential property to the south

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

☒

☐

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? County Zoning

c. How will the land be zoned and used if annexed? Planned Development - PD

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:

The proposed annexation is planned to be part of the City of Stoughton in our Comprehensive Plan. The town of Dunkirk property shown in the annexation map is currently isolated & disconnected from the rest of Dunkirk & will remain so upon annexation of this property.

Prepared by: ☐ Town ☐ City ☐ Village

Name: Rodney Scheel

Email: rscheel@ci.stoughton.wi.us

Phone: (608) 873-6619

Date: 5/31/2022

Please RETURN PROMPTLY to:

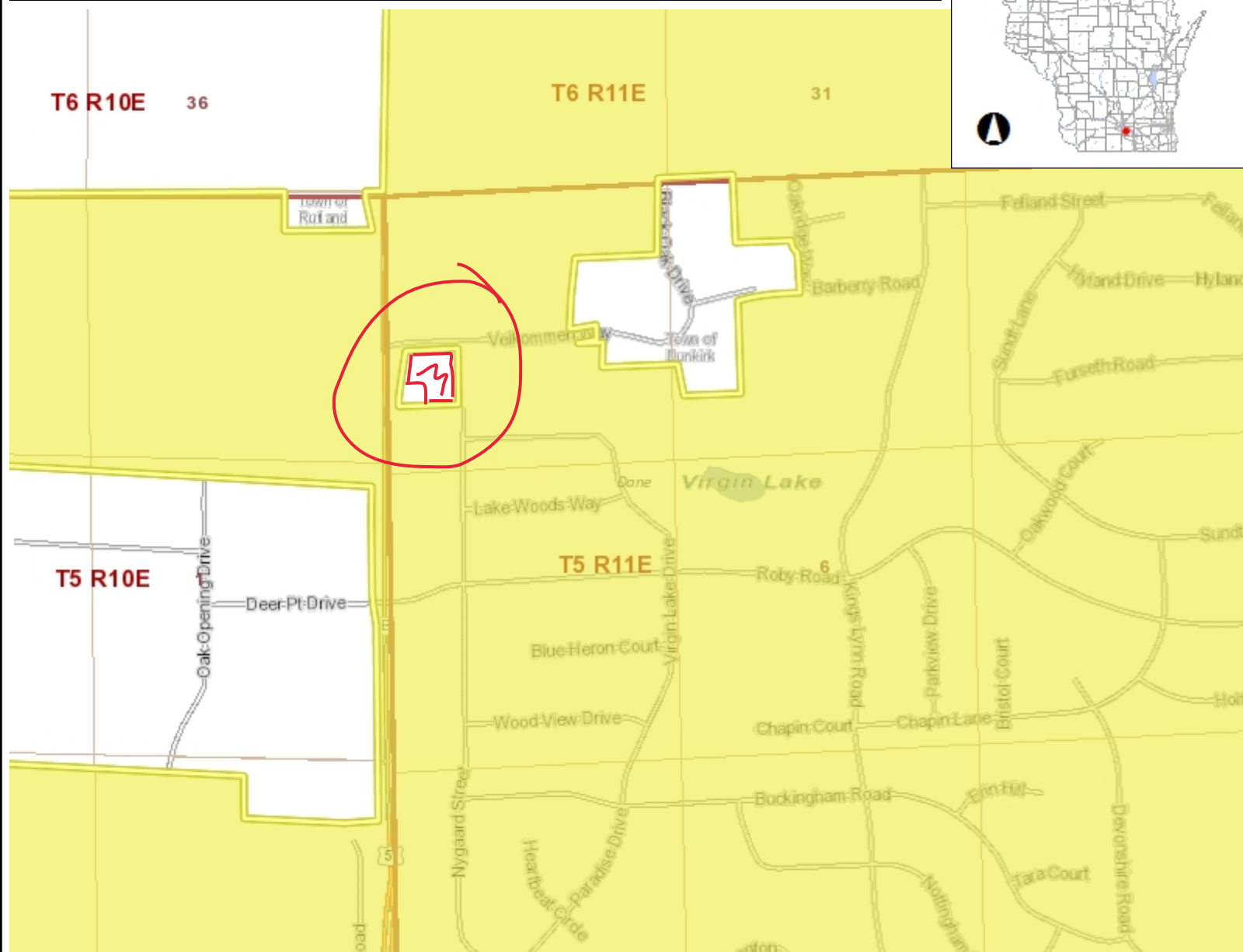
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review





















PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



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

Notes

0.3 0 0.13 0.3 Miles

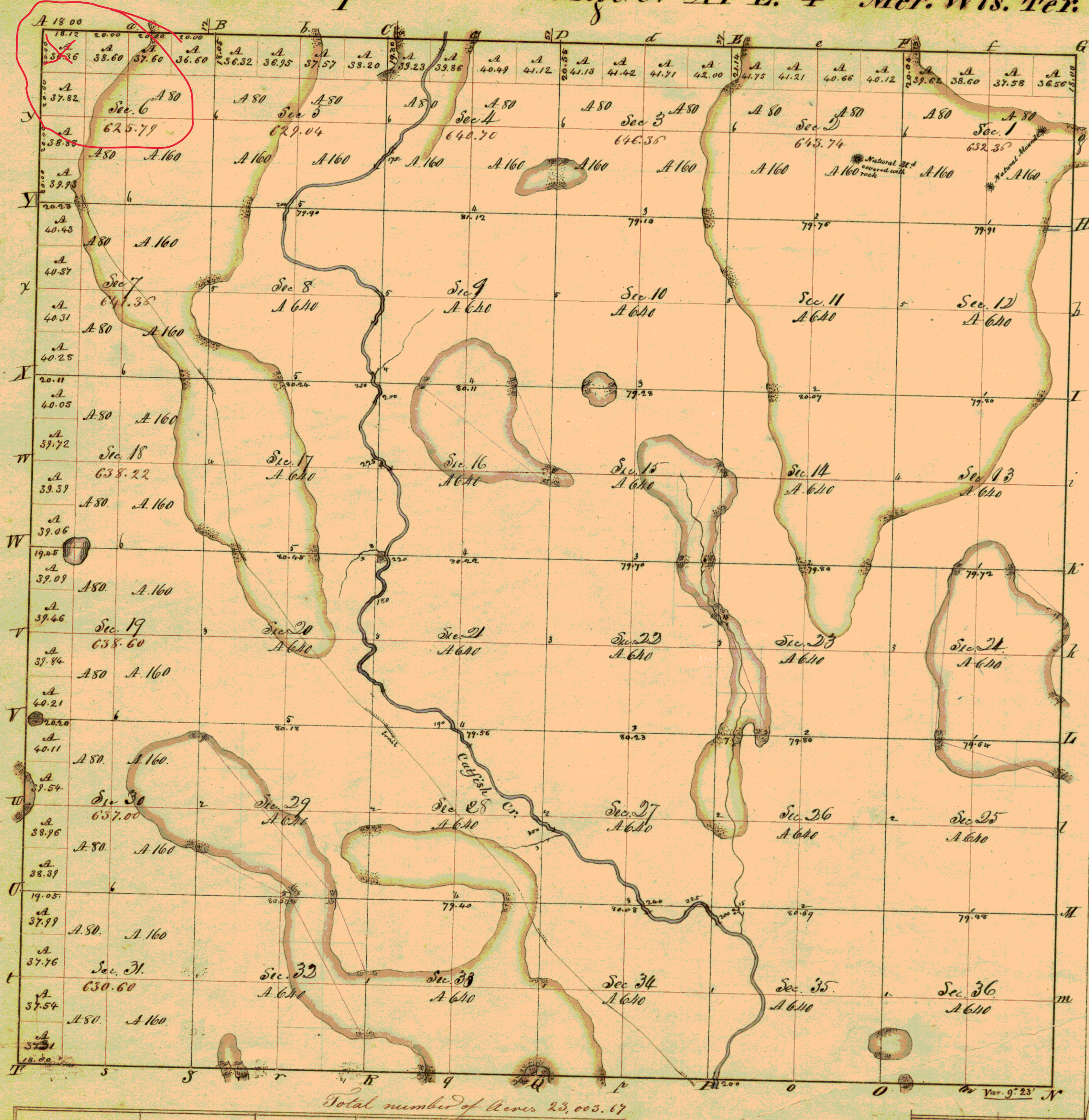
NAD_1983_HARN_Wisconsin_TM

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/>

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

11-3



Total number of Acres 23,003.67

Town Lines	John Mullett	9th July 1833	23.74.60	4th of 1833	3 ^d of 1834
Subdivisions	John Muller	18th Nov. 1833	61.47.33	4 th of 1833	3 ^d of 1835

The above Map of Township N^o 5 North Range N^o 11 East of the 4th Principal Meridian (M^{er}idian) is strictly conformable to the field notes of the Survey there of on file in this Office which have been examined and approved.
 Surveyor General's Office
 Cincinnati, Oct. 1. 1836
 Robt. Lytle Sur. Genl.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

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>

June 13, 2022

PETITION FILE NO. 14507

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

MELANIE HUCHTHAUSEN, CLERK
TOWN OF DUNKIRK
654 COUNTY RD N
STOUGHTON, WI 53589-4354

Subject: RHD PROPERTIES LLC ANNEXATION

The proposed annexation submitted to our office on May 25, 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 14507 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=2581>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner