

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

The undersigned being the sole owners of all of the real property in the territory located in the Town of Vienna, Dane County, Wisconsin, lying contiguous to the Village of DeForest, Dane County, Wisconsin and depicted on the scale map attached hereto as Exhibit A and legally described on the attached Exhibit B hereby petition the Honorable Village President and the Village Board of the Village of DeForest to annex such territory to the Village of DeForest ("Village"), pursuant to the Wisconsin Statute section 66.0217(2). The purpose of this petition for direct annexation of the territory is to obtain public service, including municipal water and sanitary sewer service for the territory from the Village.

Population

The population in the territory that is subject of this petition is 0.

Owner

The owners of the real property are Himanshu Patel and Divisha Patel.

Zoning

The undersigned also petitions the Village to zone the property Highway Business (B-3) District consistent with Wisconsin Statutes sections 66.0217(8)(a) and 62.23(7) upon annexation into the Village.

[Signature Page Follows]

Dated as of this 17th day of December, 2024.

H.K. Patel

Himanshu K. Patel

D.I. Patel

Divisha Patel

ANNEXATION EXHIBIT

LOT 4 OF EVANS SUBDIVISION AND THAT PORTION OF THE EAST HALF OF GENE STREET ADJOINING SAID LOT 4 AND THAT PORTION OF DANE COUNTY HIGHWAY "V" BETWEEN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T9N, R9E, AND THE SOUTH LINE OF LOT 4 OF EVANS SUBDIVISION, ALL IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, T9N, R9E, TOWN OF VIENNA, DANE COUNTY, WISCONSIN

ANNEXATION DESCRIPTION

Lot 4 of Evans Subdivision and that portion of the east half of Gene Street adjoining said Lot 4 and that portion of Dane County Highway "V" between the south line of the Southeast Quarter of Section 14, T9N, R9E and the south line of Lot 4 of Evans Subdivision, all in Southeast Quarter of the Southeast Quarter of Section 14, T9N, R9E, Town of Vienna, Dane County, Wisconsin and bounded by a line described as follows.

Commencing at a found Aluminum Monument at southeast corner of said Section 14, T9N, R9E;
 Thence, S89°11'32"W, along the south line of the said Southeast Quarter of Section 14, 402.1 feet, more or less, to the Point of Beginning (P.O.B.) of this annexation description;

Thence, S89°11'32"W, continuing along the south line of the said Southeast Quarter of Section 14, 303.9 feet, more or less, to its intersection with the corporate boundary of the Village of DeForest;

Thence, N10°21'52"E, along the said corporate boundary of the Village of DeForest, 96.4 feet, more or less, to the southwest corner of said Lot 4 of Evan's Subdivision;

Thence, S88°12'57"W, continuing along the said corporate boundary of the Village of DeForest and the westerly extension of the north right-of-way line of Dane County Highway "V", 100.7 feet, more or less, to the centerline of Gene Street;

Thence, N00°58'20"W, along the said centerline of Gene Street, 280.1 feet, more or less, to its intersection with the westerly extension of the north line of said Lot 4 of Evan's Subdivision;

Thence, N89°36'52"E, along said westerly extension and the north line of said Lot 4 of Evan's Subdivision, 391.4 feet, more or less, to the northeast corner thereof;

Thence, S00°04'58"E, along the east line of said Lot 4 of Evan's Subdivision and its southerly extension, 370.2 feet, more or less, to the said south line of the Southeast Quarter of Section 14, returning to the Point of Beginning.

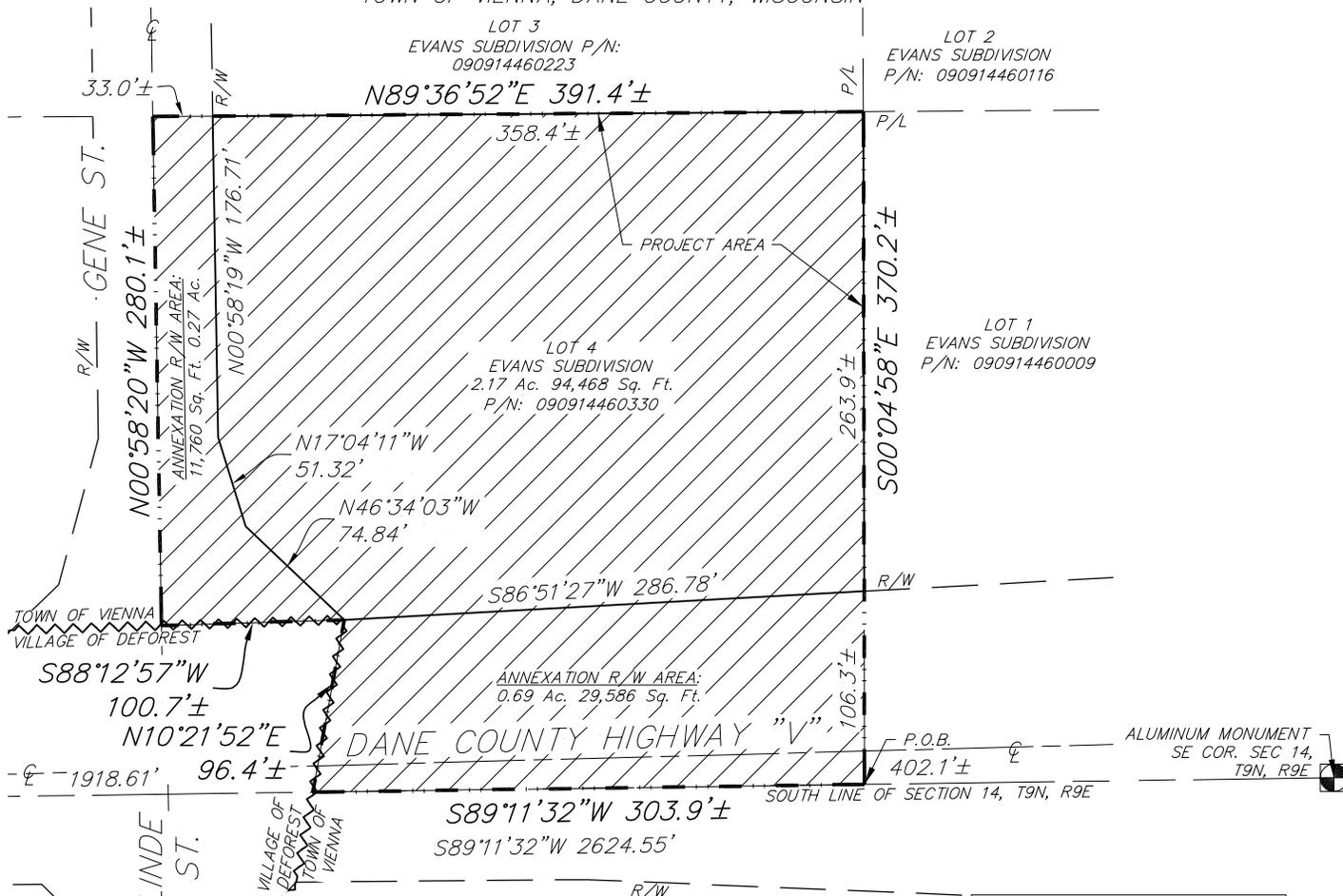
Annexation contains 3.11 Ac., 135,813 Sq. Ft., Total (0.69 Ac., 29,586 Sq. Ft. within the right-of-way of Dane County Highway "V", 0.27 Ac., 11,760 Sq. Ft. within the right-of-way of Gene Street and 2.17 Ac., 94,468 Sq. Ft. within Lot 4 of Evan's Subdivision) and is subject to all other easements and rights-of-way of record.



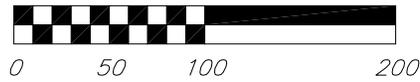
16 Dec 2024 - 10:11a R:\Maple Creek Construction\240679 - Gene Street Hotel\CADD\2024-12-16 - 240679 - Gene St Hotel - Annexation Exhibit.dwg by: rd@vierbicher Associates, Inc.

ANNEXATION EXHIBIT

LOT 4 OF EVANS SUBDIVISION AND THAT PORTION OF THE EAST HALF OF GENE STREET ADJOINING SAID LOT 4 AND THAT PORTION OF DANE COUNTY HIGHWAY "V" BETWEEN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T9N, R9E, AND THE SOUTH LINE OF LOT 4 OF EVANS SUBDIVISION, ALL IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, T9N, R9E, TOWN OF VIENNA, DANE COUNTY, WISCONSIN



GRAPHIC SCALE: 1" = 100'



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T9N, R9E BEARS: S89°11'32"W

ANNEXATION EXHIBIT
1" = 100'

LEGEND

- EXISTING DEFOREST CORPORATE BOUNDARY
- ANNEXATION BOUNDARY
- ANNEXATION LANDS

SHEET
1 OF 2

EXHIBIT A
ANNEXATION EXHIBIT

Job #: 240679
Date: 12/16/2024
Rev.
Drafted By: mlon
Checked By: sdls



vierbicher
planners | engineers | advisors

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: **Patel**

Petition Number: **14725**

1. Territory to be annexed: From **TOWN OF VIENNA** To **VILLAGE OF DEFOREST**

2. Area (Acres): **2.86**

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ **799.21**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$3996.05**

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: **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?

ag

In the town?: **Industrial & Commercial**

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? Commercial -B-3

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

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>

Ward 15

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

Prepared by: Town City Village

Name: Callista Lundgren

Email: LundgrenC@deforest.wi.gov

Phone: 608-896-6751

Date: 12/31/2024

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: HIMANSHU & DIVISHA PATEL	From Town of: VIENNA	To City/Village of: DEFOREST
---	-------------------------	---------------------------------

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

- Y (1) Location description by government lot, recorded private claim, 1/4 - 1/4 section, section, township, range and county
- Y (2) Contiguous with existing village/city boundaries
- N (3) Creates an island area in Township (completely surrounded by city)
- N (4) Creates an island area in City (completely surrounded by town)

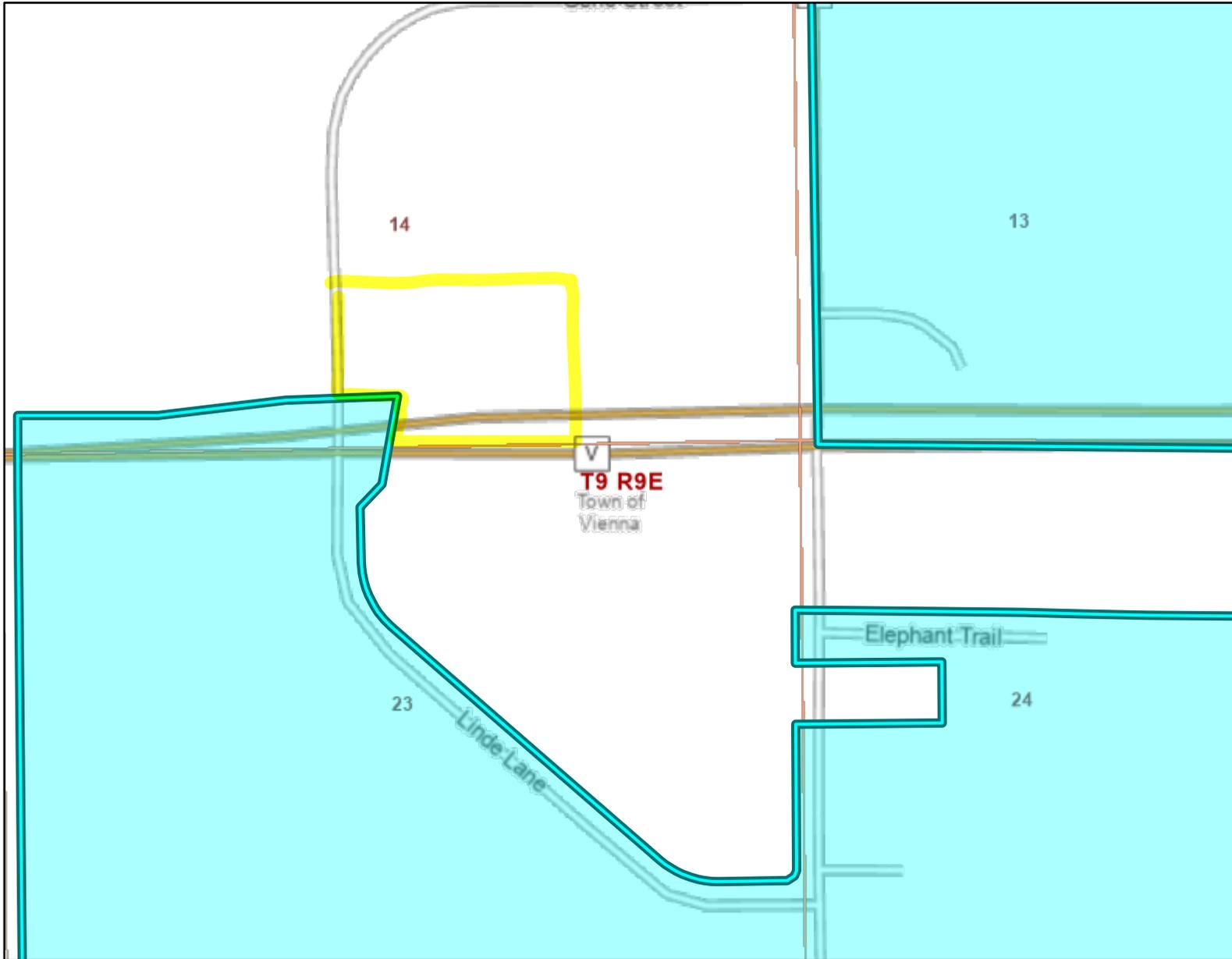
Petition and Map Information

- Y (1) Identify owner(s) of annexed land
- Y (2) Identify parcel ID numbers included in annexation.
- NA (3) Identify parcel ID numbers being split by annexation
- Y (4) North arrow
- Y (5) Graphic Scale
- Y (6) Streets and Highways shown and identified
- Y (7) Legend
- Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

Prepared by: Daniel Frick _____
 Title: Land Rec Admin/County Surveyor
 Phone: 608-266-4252
 Date: 12/30/24 Madison WI 53701

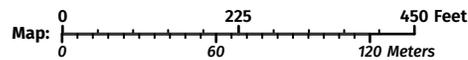
Please **RETURN PROMPTLY** to:
 Municipal Boundary Review
 PO Box 1645
 (608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov



Legend: (some map layers may not be displayed)

- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town
- City or Village
- County Boundaries
- County and Local Roads
- County HWY
- Local Road

Notes:



Service Layer Credits:
EN Basic Basemap WTM Ext. , Cadastral:

Map projection: NAD 1983 HARN Wisconsin TM

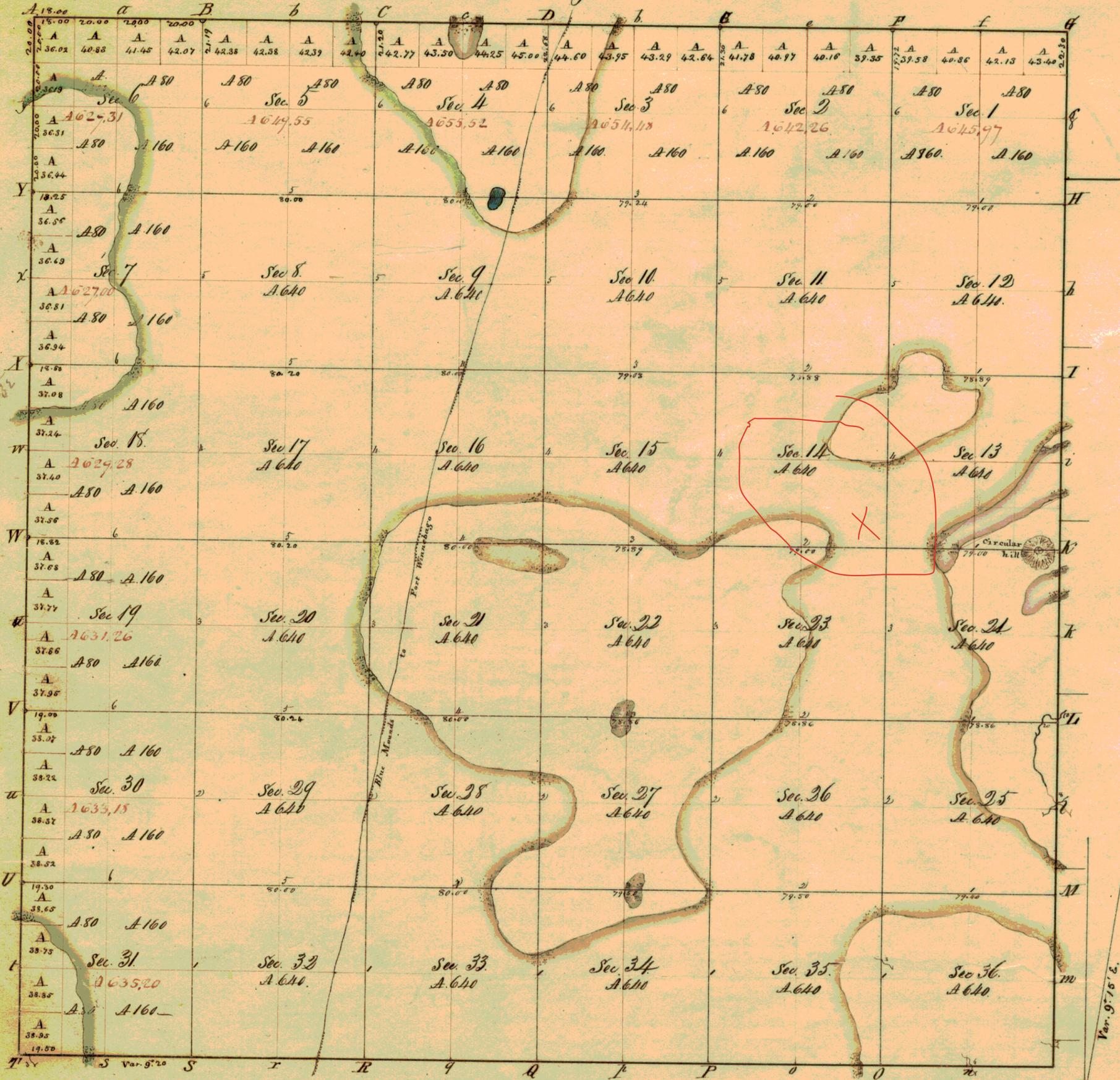
This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>.

Date Printed: 1/19/2025 8:35 AM

Township N^o IX. — Range N^o IX E. 4th Mer. Wis. Ter.

Mullett 9-7
10-5



Total number of Acres 23,033.01

Survey Designated	By whom Surveyed	Date of contract	amt. of Survey	when Surveyed	when p ^d for 4 th Mer. ac ^t
Town Boundaries	John Mullett	10 th Oct. 1831	160. 64. 75	4 th of 1832	1 st of 1833
Wpt. of Road	John Mullett	16 th Feb. 1832	22. 37. 98	2 ^d of 1833	3 ^d of 1833
Subdivisions	John Mullett	16 th Feb. 1832	22. 37. 98	2 ^d of 1833	3 ^d of 1833
C. of Road	Orson Egou	8 th Feb. 1834	36. 45. 98	4 th of 1834	1 st of 1835
T. Lines, East of Road	Mullett & Brink	9 th July 1833	13. 21. 05	4 th of 1833	3 ^d of 1834

The above Map of Township N^o 9, Range N^o 9 East, 4th Meridian North West Territory, 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

Robert J. ...



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>

January 19, 2025

PETITION FILE NO. 14725

CALLISTA LUNDGREN, CLERK
VILLAGE OF DEFOREST
120 S STEVENSON STREET
DE FOREST, WI 53532-1505

KATHLEEN CLARK, CLERK
TOWN OF VIENNA
7161 COUNTY HIGHWAY I
DE FOREST, WI 53532-1946

Subject: PATEL ANNEXATION

The proposed annexation submitted to our office on December 18, 2024, 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 Village of DeForest, 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 14725 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=2799>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner