

03993

RECEIVED - CITY OF MADISON
CLERKS OFFICE

**UNANIMOUS PETITION OF PROPERTY OWNER
FOR DIRECT ANNEXATION
WISCONSIN STATUTE SEC. 66.0217(2)**

08 APR 27 PM 1:15

The undersigned, being the sole property owner of all the real property ("Territory") that is (i) situated in the Town of Verona, Dane County, Wisconsin, (ii) located contiguous to the City of Madison, Dane County, Wisconsin, (iii) legally described on Exhibit A attached hereto, and (iv) depicted on the scale map attached hereto as Exhibit B, and there being no electors thereon, respectfully petitions the Common Council of the City of Madison, Wisconsin to annex the Territory to the City of Madison, Dane County, Wisconsin.

The undersigned elects that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

The undersigned respectfully requests that the Territory be zoned Temp Agriculture the City of Madison Zoning Ordinances.

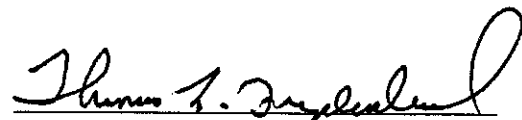
The Territory has a population of zero with zero electors.

Dated this 22nd day of April, 2006.

OWNER:

MIDTOWN HOLDINGS, LLC

By:



Thomas L. Frydenlund
Authorized Member

Address: Midtown Holdings, LLC
c/o Attorney Ronald M. Trachtenberg
Murphy Desmond S.C.
Post Office Box 2038
Madison, WI 53701-2038

EXHIBIT A

ATTACHMENT DESCRIPTION

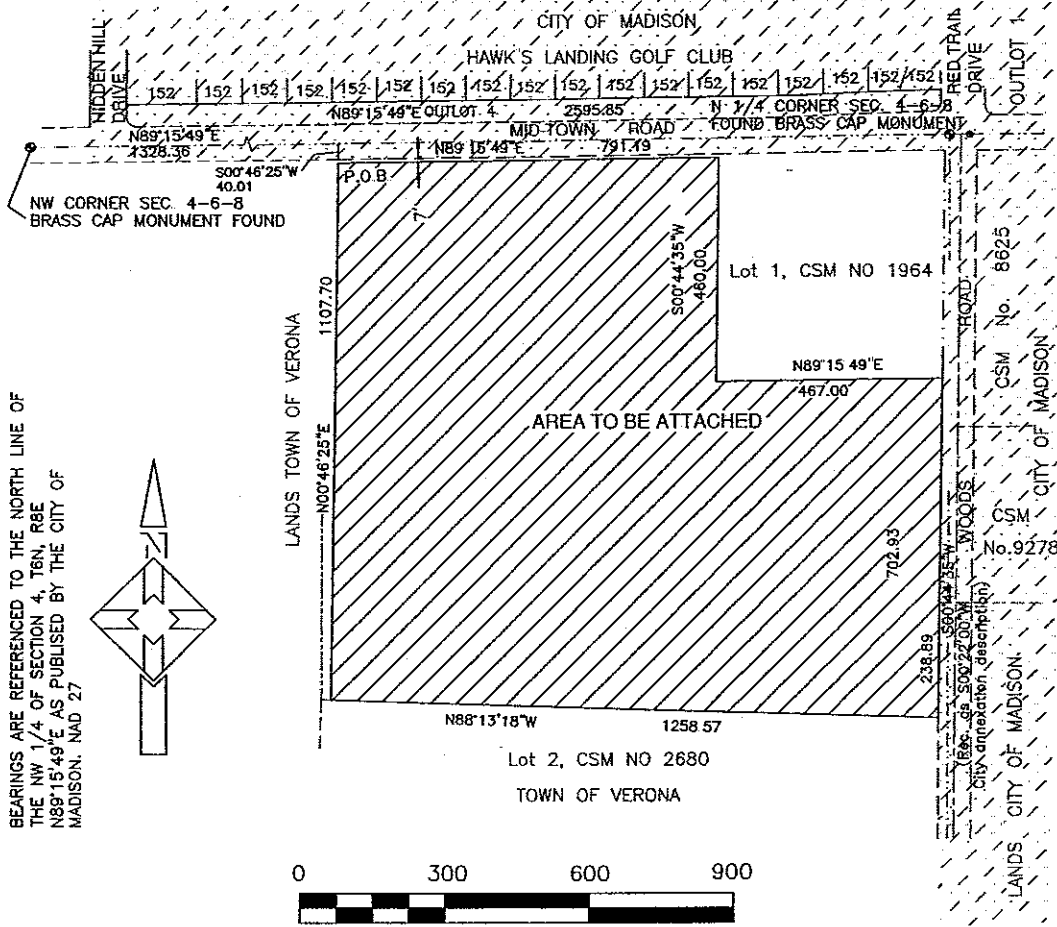
MidTown Holdings, LLC

4/20/06

Part of the NE¼ of the NW ¼, Section 4, T6N, R8E, Township of Verona, Dane County, Wisconsin, described as follows:

Commencing at the NW corner of said Section 4; thence N89°15'49"E along the North line of the NW ¼ of said Section 4, 1328.36 feet; thence S00°46'25"W, 40.01 feet to the point of beginning of this description; thence N89°15'49"E parallel with and 7.00 feet southerly of the southerly right-of-way line of Mid-Town Road, 791.19 feet to a point on the West line of Lot 1, Certified Survey Map No. 1964, recorded in Volume 8 of Certified Surveys, Pages 96, 97, and 98, Document No. 1464093; thence S00°44'35"W, 460.00 feet to the SW corner of said Certified Survey Map No. 1964; thence N89°15'49"E along the South line of said Certified Survey Map No. 1964, 467.00 feet to the westerly right-of-way line of Woods Road; thence S00°44'35"W along said right-of-way line, 464.04 feet to the Westerly extension of the southerly line of Lot 2, Certified Survey Map No. 9278; thence continuing S00°44'35"W (recorded as S00°21'11"W, City Annexation Description) along said Westerly right-of-way line, 238.89 feet to the northerly line of Certified Survey Map No. 2680; thence N88°13'18"W along said northerly line, 1258.57 feet to the East line of a parcel described in a certain Quit Claim Deed as Document No. 4002902; thence N00°46'25"E along said East line, 1107.70 feet to the point of beginning of this description. This parcel contains 1,213,555 square feet (27.859 acres).

EXHIBIT B ATTACHMENT MAP



ATTACHMENT TO THE CITY OF MADISON

ENACTMENT No. _____

CITY ID. No. _____

DATE ADOPTED _____

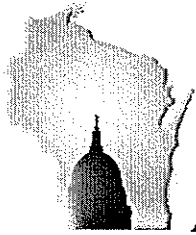
DATE PUBLISHED _____

ALDERMANIC DISTRICT ATTACHED TO _____

AREA 0.043 SQ. MILES

For:
Midtown Holdings, LLC
6401 Offshore Dr., Ste 201
Madison, WI 53705

SCALE: 1" = 300'
DATE: 02/19/06
HELD & ASSOCIATES, INC
ENGINEERS & SURVEYORS
Madison, Wisconsin
Sheet 1 of 2 Sheets
Job No. 016002.01
Office Map No 4-11692



RECEIVED CITY OF MADISON
CLERK'S OFFICE

06 MAY -3 PM 1:40
WISCONSIN DEPARTMENT OF
ADMINISTRATION

JIM DOYLE
GOVERNOR

STEPHEN BABLITCH
SECRETARY

Division of Intergovernmental Relations
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001
(608) 264-6102, Fax (608) 267-6917
<http://www.doa.wi.gov/>

May 2, 2006

PETITION FILE NO. 12862

RAY FISHER, CLERK
CITY OF MADISON
210 MARTIN LUTHER KING JR BLVD
MADISON, WI 53703

ROSE M JOHNSON, CLERK
TOWN OF VERONA
335 N NINE MOUND RD
VERONA, WI 53593

Subject: MIDTOWN HOLDINGS LLC ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the Town of VERONA to the City of MADISON (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town. . ." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Our reply must be prepared within a very limited statutory deadline. Please return the questionnaire no later than May 18, 2006 so that the information can be reviewed prior to the department's statutory deadline of May 22, 2006. Direct any questions and comments to Erich Schmidtke at (608) 264-6102 or George Hall at (608) 266-0683. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at www.doa.wi.gov and type 'annexation' in the search box.

Sincerely,

Erich Schmidtke

Enclosures

06 APR 27 PM 1:15

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FOR DIRECT ANNEXATION
WISCONSIN STATUTE SEC. 66.0217(2)**

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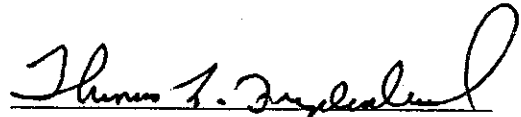
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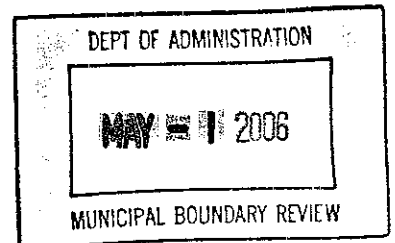


EXHIBIT A

ATTACHMENT DESCRIPTION

MidTown Holdings, LLC

4/20/06

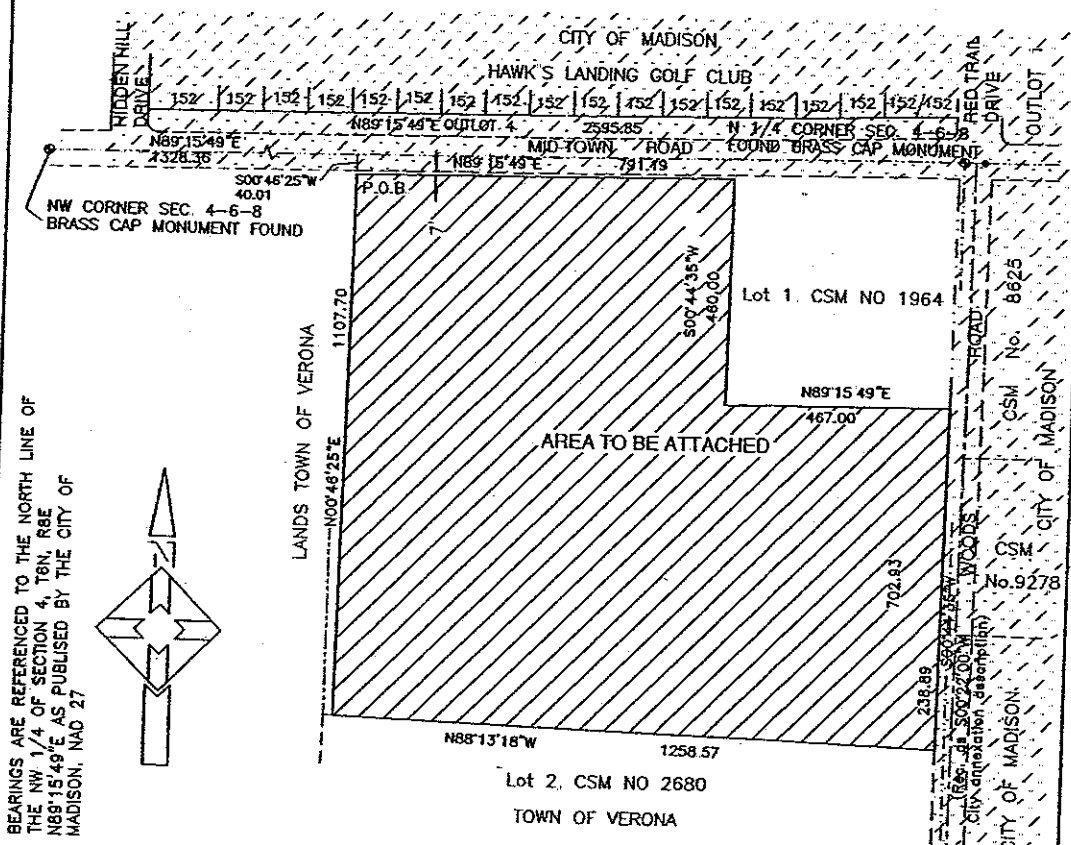
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MAY - 11 2006

MUNICIPAL BOUNDARY REVIEW

EXHIBIT B ATTACHMENT MAP



ATTACHMENT TO THE CITY OF MADISON
 ENACTMENT No. _____
 CITY ID. No. _____
 DATE ADOPTED _____
 DATE PUBLISHED _____
 ALDERMANIC DISTRICT ATTACHED TO _____
 AREA 0.043 SQ. MILES.

For:
 Midtown Holdings, LLC
 6401 Offshore Dr., Ste 201
 Madison, WI 53705

SCALE: 1" = 300'
 DATE: 02/19/06
 HELD & ASSOCIATES, INC
 ENGINEERS & SURVEYORS
 Madison, Wisconsin
 Sheet 1 of 2 Sheets
 Job No. 016002.01
 Office Map No. 4-11692

ANNEXATION REVIEW QUESTIONNAIRE
MUNICIPAL BOUNDARY REVIEW

1. Territory to be annexed: _____ | From Town of: _____ | To City/Village of: _____

2. Area (Acres): _____ | Approx. Equalized (full) value: Land:\$ _____ | Improvements:\$ _____

3. Property Tax Payments **OR** Boundary Agreement (circle one)

a. Annual town property tax on territory to be annexed: _____	a. Title of boundary agreement _____
b. Total that will be paid to Town (annual tax multiplied by 5 years): _____	b. Year adopted _____
c. Paid by: Petitioner City/Village (circle one) Other _____	c. Participating jurisdictions _____
	d. Statutory authority (circle one) 66.0307 66.0225 66.0301

4. Approximate **present land use** of territory: _____ | Resident Population: _____

Undeveloped: _____ %	Residential _____ %	Electors: _____
Commercial: _____ %	Recreational _____ %	Total: _____
Industrial: _____ %		

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

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

Comments: _____

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

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

In the town?: _____

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

Sanitary sewer _____	Police/Fire protection _____
Water supply _____	EMS _____
Storm sewers _____	Zoning _____
Other _____	

9. Is the city/village or town capable of providing needed utility services?

City/Village ___ Yes ___ No Town ___ Yes ___ No

If yes, approximate time table for providing service:

Sanitary Sewers immediately
or, write in number of years.

City/Village

Town

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: _____

10. Parks and Recreation:

Total acreage: _____ Annual park program appropriation: \$ _____

Describe proximity of parks from annexation territory: _____

11. Schools:

What school district(s) serve the territory to be annexed? _____

12. Planning:

1. Do you have a comprehensive plan for the City/Village/Town? ___ Yes ___ No

If yes, when was it prepared? _____ When Updated? _____

Who prepared the plan? _____

2. Annual appropriation for planning? \$ _____

3. How is the annexation territory now zoned? _____

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

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

Prepared by: _____
Title: _____
Phone: _____
Date: _____

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001
(608) 264-6102 (608) 267-6917 FAX
erich.schmidtke@doa.state.wi.us EMAIL