



**OFFICE OF THE CITY CLERK**

300 East Main Street  
Sun Prairie, WI 53590-2227  
(608) 837-2511  
FAX (608) 825-6879  
Website [www.cityofsunprairie.com](http://www.cityofsunprairie.com)

**ORD11388**

**RECEIVED**

**October 12, 2021**

Municipal Boundary Review  
Wisconsin Dept. of Admin.

August 4, 2021

Ordinance #861/Quarra Stone Annexation

To whom it may concern,

Enclosed please find a copy of the ordinance for direct annexation of approximately 41.802 acres of land located north of progress way on the 1700 block of Columbus St., from the town of Bristol into the city of sun prairie.

The current population of the above lands as set forth in the annexation proceedings is zero (0).

This attachment was approved by the Sun Prairie Common Council on August 3, 2021, Ordinance #861 in accordance with S.S. 66.0307. This ordinance was published on July 27, 2021 and became effective on July 28, 2021.

If you have any questions, please feel free to contact me.

Sincerely,

Elena Hilby  
City Clerk

**ANNEXATION**

ORDINANCE #861 APPROVING A PETITION FOR DIRECT ANNEXATION OF APPROXIMATELY 41.802 ACRES OF LAND LOCATED NORTH OF PROGRESS WAY ON THE 1700 BLOCK OF COLUMBUS ST., FROM THE TOWN OF BRISTOL INTO THE CITY OF SUN PRAIRIE.

The aforementioned lands being described as:

Part of the Northeast ¼ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼ of Section 33; part of the Southeast ¼ of the Southwest ¼ and part of the Southwest ¼ of the Southeast ¼ of Section 28; T9N, R11E, Town of Bristol, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ Corner of said Section 33; thence S89°57'09"E, 116.48 feet along the North line of said Northeast ¼ to the point of beginning; thence S00°31'30"E, 609.06 feet to the Northwest corner of Lot 46, Fourth Addition to Sun Prairie Business Park; thence N89°55'31"W (recorded as S89°39'09"W), 116.40 feet along the North line of said Fourth Addition to the Northwest corner of Outlot 7 of said Fourth Addition; thence S00°31'30"E (recorded as S00°56'26"E), 228.28 feet along the Westerly line of said Outlot 7; thence continuing along said Westerly line S31°04'33"W, 572.15 feet (recorded as S30°40'23"W, 572.29 feet) to the North line of Certified Survey Map (CSM) No. 14301; thence S89°58'55"W (recorded as S89°33'40"W, S89°59'37"W, S89°54'43"W), 1020.12 feet along said North line and the North line CSM No. 15075 to the West right of way line of Science Drive; thence N00°34'21"W, 1375.76 feet; thence N89°55'02"E, 1437.47 feet; thence S00°31'30"E, 50.27 feet to the point of beginning; Containing 1,820,890 square feet, or 41.802 acres.

**JBA LAND, LLC – “2021 ANNEXATION”**

This document was prepared by:

Mark A. Leonard, Attorney  
City of Sun Prairie  
300 E. Main Street  
Sun Prairie, WI 53590

Return to:

City of Sun Prairie  
City Clerk’s Office  
300 East Main Street  
Sun Prairie, WI 53590

Parcel Identification No.

0911-332-8001-0



**OFFICE OF THE CITY CLERK**

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Sun Prairie, WI 53590-2227  
(608) 837-2511  
FAX (608) 825-6879  
Website [www.cityofsunprairie.com](http://www.cityofsunprairie.com)

I, Elena Hilby, City Clerk, of the City of Sun Prairie, hereby certify:

ORDINANCE #861  
ADOPTED – July 20, 2021

“APPROVING A PETITION FOR DIRECT ANNEXATION OF APPROXIMATELY 41.802 ACRES  
OF LAND LOCATED NORTH OF PROGRESS WAY ON THE 1700 BLOCK OF COLUMBUS ST.,  
FROM THE TOWN OF BRISTOL INTO THE CITY OF SUN PRAIRIE”

has been compared by me with the original Ordinance and is on file in my office and now in my legal custody. I further certify that this copy is a true and correct copy of the original Ordinance and hasn't been revoked.

In witness whereof, I sign at my office in Dane County, Wisconsin on July 20, 2021.

---

Elena Hilby  
City of Sun Prairie, City Clerk

(SEAL)

**City of Sun Prairie, Wisconsin**

**AN ORDINANCE APPROVING A PETITION FOR DIRECT ANNEXATION OF APPROXIMATELY 41.802 ACRES OF LAND LOCATED NORTH OF PROGRESS WAY ON THE 1700 BLOCK OF COLUMBUS ST., FROM THE TOWN OF BRISTOL INTO THE CITY OF SUN PRAIRIE.**

**JBA LAND, LLC – “2021 ANNEXATION”**

Presented: July 20, 2021

Adopted: July 20, 2021

Published: July 27, 2021

**Ordinance No.: #861**

**ORDINANCE**

**WHEREAS**, on April 26, 2021, JBA Land, LLC filed a petition for direct annexation by unanimous approval per s. 66.0217 (2) Wis., and pursuant to an intergovernmental agreement per s. 66.0301, of approximately 41.802 acres of land located north of Progress Way on the 1700 block of Columbus St., from the Town of Bristol into the City of Sun Prairie, Dane County, Wisconsin; and,

**WHEREAS**, the proposed area for annexation is currently zoned A-1 Agriculture in the Town of Bristol; and,

**WHEREAS**, the Comprehensive Plan recommends the lands within the proposed annexation area be used for Employment uses; and,

**WHEREAS**, the proposed area for annexation is planned to be developed for a Quarra Stone company headquarters; and,

**WHEREAS**, the proposed area for annexation is in close proximity to public sanitary sewer and public water -- both of which may be available to be extended to the subject property, and,

**WHEREAS**, at the time of the filing of the subject annexation petition, there were no electors residing within the territory proposed to be annexed; and,

**WHEREAS**, the proposed area for attachment is located within the following voting districts: Sun Prairie Aldermanic District 2, Ward 32; Dane County Supervisory District 20; State Assembly District 37; State Senate District 13; and the Sun Prairie Area School District; and,

**WHEREAS**, the Department of Administration, Municipal Boundary Review Division, reviewed the proposed annexation petition (MRB No. 14406) and found it to be in the public interest; and,

**WHEREAS**, on July 13, 2021 the Plan Commission held a public meeting on the proposed annexation and recommended approval; and,

**WHEREAS**, the City Council has reviewed the Department of Administration's Findings (MRB No. 14406); and

**WHEREAS**, the City Council has reviewed the Staff Report for Plan Commission Case No. PC21-2935, dated July 6, 2021 and the Plan Commission's recommendation to the Mayor and City Council, dated July 13, 2021 and finds that the proposed annexation is in the best interest of the City.

**NOW, THEREFORE**, the Common Council of the City of Sun Prairie, Dane County, Wisconsin, do ordain as follows:

**SECTION 1: TERRITORY ANNEXED.** In accordance with s.66.0217 of the Wisconsin Statutes, and the Petition for Direct Annexation by Unanimous Approval filed with the City Clerk on April 26, 2021, under Case No. PC21-2935 and signed by all of the owners of land in the territory, the following described territory in the Town of Bristol, Dane County, Wisconsin is annexed to the City of Sun Prairie, Wisconsin:

Part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 33; part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 28; T9N, R11E, Town of Bristol, Dane County, Wisconsin, described as follows:

Commencing at the North  $\frac{1}{4}$  Corner of said Section 33; thence S89°57'09"E, 116.48 feet along the North line of said Northeast  $\frac{1}{4}$  to the point of beginning; thence S00°31'30"E, 609.06 feet to the Northwest corner of Lot 46, Fourth Addition to Sun Prairie Business Park; thence N89°55'31"W (recorded as S89°39'09"W), 116.40 feet along the North line of said Fourth Addition to the Northwest corner of Outlot 7 of said Fourth Addition; thence S00°31'30"E (recorded as S00°56'26"E), 228.28 feet along the Westerly line of said Outlot 7; thence continuing along said Westerly line S31°04'33"W, 572.15 feet (recorded as S30°40'23"W, 572.29 feet) to the North line of Certified Survey Map (CSM) No. 14301; thence S89°58'55"W (recorded as S89°33'40"W, S89°59'37"W, S89°54'43"W), 1020.12 feet along said North line and the North line CSM No. 15075 to the West right of way line of Science Drive; thence N00°34'21"W, 1375.76 feet; thence N89°55'02"E, 1437.47 feet; thence S00°31'30"E, 50.27 feet to the point of beginning; Containing 1,820,890 square feet, or 41.802 acres.

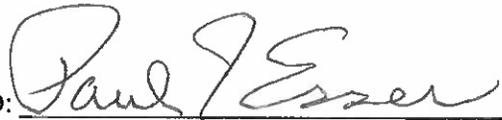
Parcel Identification Number: 0911-332-8001-0

**SECTION 2: EFFECT OF ANNEXATION.** From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sun Prairie, at and for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules, and regulations of the City of Sun Prairie.

**SECTION 3: ZONING.** From and after the date of this ordinance, the territory described in Section 1 shall be zoned Suburban Industrial (SI), until such time that a request to re-zone the subject property is approved by the City Council.

**SECTION 4: ALDERMANIC DESIGNATION.** From and after the date of this ordinance, unless revised by future ordinance, the territory described in Section 1 is hereby made a part of the 2<sup>nd</sup> Aldermanic District, Ward 23, of the City of Sun Prairie, Dane County Supervisory District 20, State Assembly District 37, and State Senate District 13, subject to the ordinances, rules, and regulations of the governing wards.

**SECTION 5: SEVERABILITY.** If any provision of this ordinance is found to be invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provisions or application.

APPROVED:   
Paul T. Esser, Mayor

Date Approved: July 20, 2021

Date Signed: July 23, 2021

This is to certify that the foregoing ordinance was approved by the Common Council of the City of Sun Prairie at a meeting held on the 20<sup>th</sup> day of July, 2021, and was submitted for signatures on the 21<sup>st</sup> day of July, 2021.

  
Elena Hilby, City Clerk

**Affidavit - Proof of Publication**

**STATE OF WISCONSIN  
Dane County**

} **SS.**

Missy Feiler being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **Sun Prairie Star, SunPrairieStar.com SPS**, a newspaper published in Dane County, and that a notice, printed copy of which taken from said newspaper, is hereunto attached, was published in said newspaper on the following dates:

07/27/21

Publishing Fees: **\$113.60**

Signature:

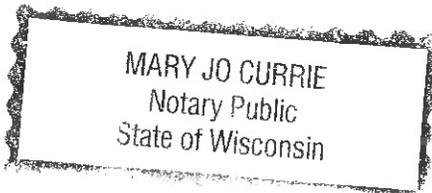
Missy Feiler

Subscribed and sworn to before me this 28th day of July, A.D. 2021

Notary Public

Mary Jo Currie

My Commission Expires: 12-15-22



City of Sun Prairie, Wisconsin  
AN ORDINANCE APPROVING  
A PETITION FOR DIRECT  
ANNEXATION OF  
APPROXIMATELY 41.802 ACRES  
OF LAND LOCATED NORTH OF  
PROGRESS WAY ON THE 1700  
BLOCK OF COLUMBUS ST.,  
FROM THE TOWN OF BRISTOL  
INTO THE CITY OF SUN PRAIRIE.  
JBA LAND, LLC - "2021  
ANNEXATION"  
Presented: July 20, 2021  
Adopted: July 20, 2021  
Published: July 27, 2021  
Ordinance No.: #861

**ORDINANCE**  
**WHEREAS**, on April 26, 2021,  
JBA Land, LLC filed a petition  
for direct annexation by  
unanimous approval per s.  
66.0217 (2) Wis., and pursuant to  
an intergovernmental agreement  
per s. 66.0301, of approximately  
41.802 acres of land located north  
of Progress Way on the 1700 block  
of Columbus St., from the Town of  
Bristol into the City of Sun Prairie,  
Dane County, Wisconsin; and,  
**WHEREAS**, the proposed area for  
annexation is currently zoned A-1  
Agriculture in the Town of Bristol;  
and,

**WHEREAS**, the Comprehensive  
Plan recommends the lands within  
the proposed annexation area be  
used for Employment uses; and,  
**WHEREAS**, the proposed area  
for annexation is planned to be  
developed for a Quarra Stone  
company headquarters; and,  
**WHEREAS**, the proposed area for  
annexation is in close proximity  
to public sanitary sewer and  
public water - both of which may  
be available to be extended to the  
subject property, and,  
**WHEREAS**, at the time of the filing  
of the subject annexation petition,  
there were no electors residing  
within the territory proposed to be  
annexed; and,

**WHEREAS**, the proposed area for  
attachment is located within the  
following voting districts: Sun  
Prairie Aldermanic District 2, Ward  
32; Dane County Supervisory  
District 20; State Assembly  
District 37; State Senate District  
13; and the Sun Prairie Area  
School District; and,  
**WHEREAS**, the Department  
of Administration, Municipal  
Boundary Review Division,  
reviewed the proposed  
annexation petition (MRB No.  
14406) and found it to be in the  
public interest; and,  
**WHEREAS**, on July 13, 2021  
the Plan Commission held a  
public meeting on the proposed  
annexation and recommended  
approval; and,

**WHEREAS**, the City Council  
has reviewed the Department of  
Administration's Findings (MRB  
No. 14406); and  
**WHEREAS**, the City Council has  
reviewed the Staff Report for Plan  
Commission Case No. PC21-2935,  
dated July 6, 2021 and the Plan  
Commission's recommendation  
to the Mayor and City Council,  
dated July 13, 2021 and finds that  
the proposed annexation is in the  
best interest of the City.  
**NOW, THEREFORE**, the Common  
Council of the City of Sun Prairie,  
Dane County, Wisconsin, do  
ordain as follows:

**SECTION 1: TERRITORY  
ANNEXED**, in accordance with  
s.66.0217 of the Wisconsin  
Statutes, and the Petition for  
Direct Annexation by Unanimous  
Approval filed with the City Clerk  
on April 26, 2021, under Case No.  
PC21-2935 and signed by all of the  
owners of land in the territory, the  
following described territory in  
the Town of Bristol, Dane County,  
Wisconsin is annexed to the City  
of Sun Prairie, Wisconsin:

Part of the Northeast ¼ of the  
Northwest ¼ and part of the  
Northwest ¼ of the Northeast ¼ of  
Section 33; part of the Southeast  
¼ of the Southwest ¼ and part of  
the Southwest ¼ of the Southeast  
¼ of Section 28; T9N, R11E,

Town of Bristol, Dane County,  
Wisconsin, described as follows:  
Commencing at the North ¼  
Corner of said Section 33; thence  
S89°57'09"E, 116.48 feet along the  
North line of said Northeast ¼ to  
the point of beginning; thence  
S00°31'30"E, 609.06 feet to the  
Northwest corner of Lot 46, Fourth  
Addition to Sun Prairie Business  
Park; thence N89°55'31"W  
(recorded as S89°39'09"W), 116.40  
feet along the North line of said  
Fourth Addition to the Northwest  
corner of Outlot 7 of said Fourth  
Addition; thence S00°31'30"E  
(recorded as S00°56'26"E),  
228.28 feet along the Westerly  
line of said Outlot 7; thence  
continuing along said Westerly  
line S31°04'33"W, 572.15 feet  
(recorded as S30°40'23"W, 572.29  
feet) to the North line of Certified  
Survey Map (CSM) No. 14301;  
thence S89°58'55"W (recorded  
as S89°33'40"W, S89°59'37"W,  
S89°54'43"W), 1020.12 feet along  
said North line and the North line  
CSM No. 15075 to the West right of  
way line of Science Drive; thence  
N00°34'21"W, 1375.76 feet; thence  
N89°55'02"E, 1437.47 feet; thence  
S00°31'30"E, 50.27 feet to the  
point of beginning; Containing  
1,820,890 square feet, or 41.802  
acres.

Parcel Identification Number:  
0911-332-8001-0

**SECTION 2: EFFECT OF  
ANNEXATION**, From and after the  
date of this ordinance, the territory  
described in Section 1 shall be  
a part of the City of Sun Prairie,  
at and for any and all purposes  
provided by law and all persons  
coming or residing within such  
territory shall be subject to all  
ordinances, rules, and regulations  
of the City of Sun Prairie.

**SECTION 3: ZONING**, From and  
after the date of this ordinance,  
the territory described in Section  
1 shall be zoned Suburban  
Industrial (SI), until such time that  
a request to re-zone the subject  
property is approved by the City  
Council.

**SECTION 4: ALDERMANIC  
DESIGNATION**, From and after  
the date of this ordinance, unless  
revised by future ordinance, the  
territory described in Section 1  
is hereby made a part of the 2nd  
Aldermanic District, Ward 23,  
of the City of Sun Prairie, Dane  
County Supervisory District 20,  
State Assembly District 37, and  
State Senate District 13, subject  
to the ordinances, rules, and  
regulations of the governing  
wards.

**SECTION 5: SEVERABILITY**, If  
any provision of this ordinance  
is found to be invalid or  
unconstitutional, or if the  
application of this ordinance to  
any person or circumstances  
is found to be invalid or  
unconstitutional, such invalidity  
or unconstitutionality shall not  
affect the other provisions or  
application of this ordinance  
which can be given effect without  
the invalid or unconstitutional  
provisions or application.

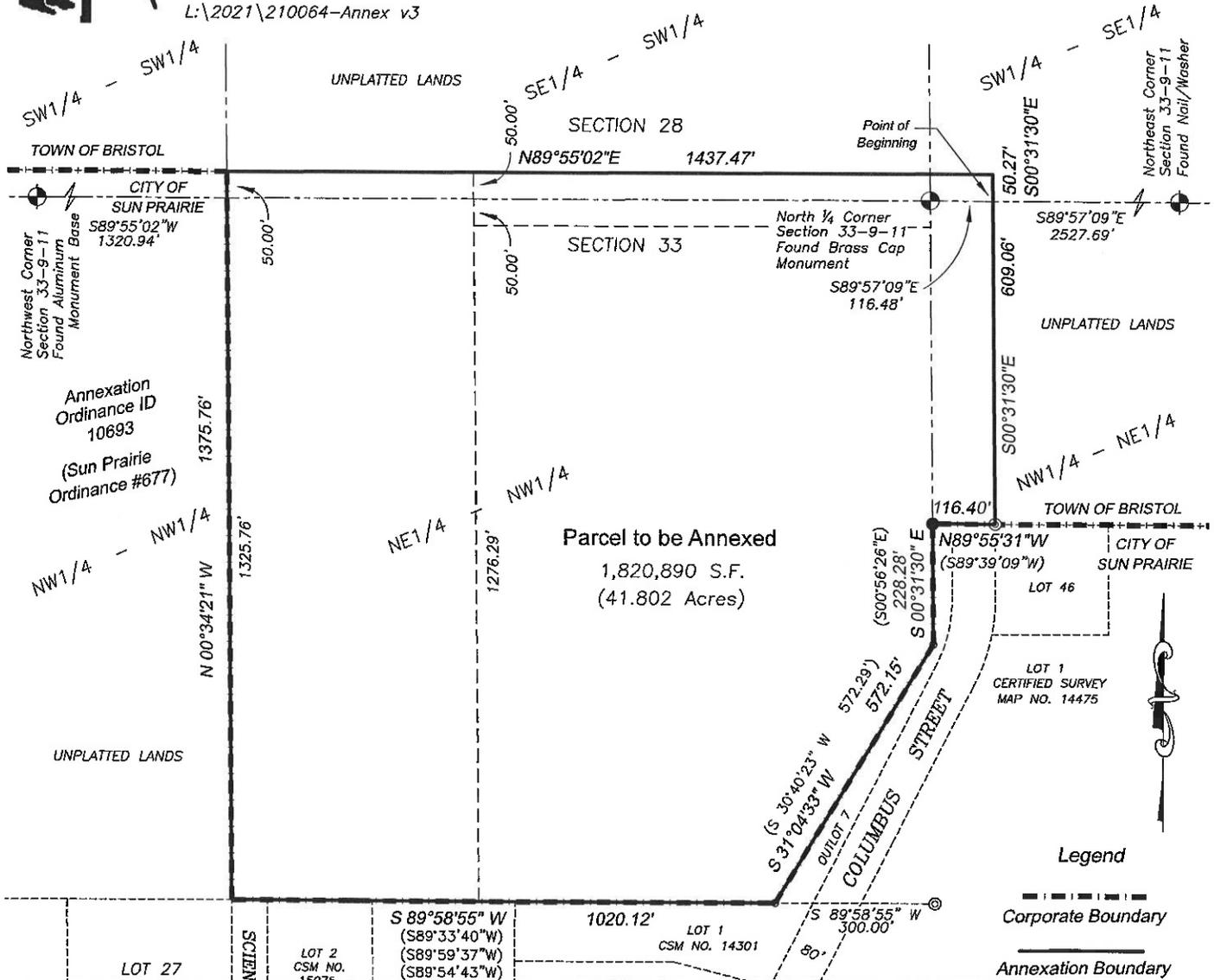
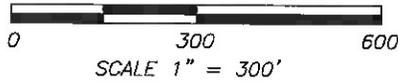
**APPROVED:**  
Paul T. Esser, Mayor  
Date Approved: July 20, 2021  
Date Signed: July 27, 2021  
This is to certify that the foregoing  
ordinance was approved by the  
Common Council of the City of  
Sun Prairie at a meeting held on  
the 20th day of July, 2021, and was  
submitted for signatures on the  
21st day of July, 2021.  
Elena Hilby, City Clerk  
PUB. Star;  
July 27, 2021  
WNAXLP



**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081  
L:\2021\210064-Annex v3

**ANNEXATION MAP**



**Legend**

--- Corporate Boundary

— Annexation Boundary

**Description:**

Part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 33; part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 28; T9N, R11E, Town of Bristol, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 33; thence S89°57'09"E, 116.48 feet along the North line of said Northeast 1/4 to the point of beginning; thence S00°31'30"E, 609.06 feet to the Northwest corner of Lot 46, Fourth Addition to Sun Prairie Business Park; thence N89°55'31"W (recorded as S89°39'09"W), 116.40 feet along the North line of said Fourth Addition to the Northwest corner of Outlot 7 of said Fourth Addition; thence S00°31'30"E (recorded as S00°56'26"E), 228.28 feet along the Westerly line of said Outlot 7; thence continuing along said Westerly line S31°04'33"W, 572.15 feet (recorded as S30°40'23"W, 572.29 feet) to the North line of Certified Survey Map (CSM) No. 14301; thence S89°58'55"W (recorded as S89°33'40"W, S89°59'37"W, S89°54'43"W), 1020.12 feet along said North line and the North line CSM No. 15075 to the West right of way line of Science Drive; thence N00°34'21"W, 1375.76 feet; thence N89°55'02"E, 1437.47 feet; thence S00°31'30"E, 50.27 feet to the point of beginning; Containing 1,820,890 square feet, or 41.802 acres.

Annexation Ordinance ID 10693  
(Sun Prairie Ordinance #677)

Second Addition to Sun Prairie Business Park

Prepared For:  
JBA Land LLC  
6809 Wilburn Road  
Sun Prairie, WI 53590

Rev: May 25, 2021  
Rev: May 12, 2021  
May 5, 2021

Office Map No. 210064-Annex

**PETITION FOR ANNEXATION TO THE  
CITY OF SUN PRAIRIE, WISCONSIN**

JBA Land LLC and Renk Seed, the owners of the property located at SEC 33-9-11 NE1/4 NW1/4, and SEC 28-9-11 SE1/4SW1/4 in Town of Bristol (parcel# 091133280010, 0911283395005, 091133185713 and 09112849009), would like to annex the following areas into the City of Sun Prairie:

The entire parcel of 091133280010.

The southern 50 feet of 0911283395005

The western 116.4 feet of 091133185713

A 50 foot (north to south) by 116.4 foot (west to east) rectangle in the far southwest corner of 9112849009

A scale map that accurately reflects the location of the Property and surrounding properties is attached.

See the attached legal descriptions for the parcels.

The area of the Property includes 41.802 acres with the number of people residing in the Property is zero (0), and the owner of the Property is executing this petition. Zoning classification of the Property shall be SI Suburban Industrial when annexed into the City of Sun Prairie.

Signature of Owners:

JBA Land LLC

**BY**

*Alex Rul*

TITLE

*Member*

Renk Seed

**BY**

*Alex Rul*

TITLE

*President*

**Annexation Description:**

Part of the Northeast ¼ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼ of Section 33; part of the Southeast ¼ of the Southwest ¼ and part of the Southwest ¼ of the Southeast ¼ of Section 28; T9N, R11E, Town of Bristol, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ Corner of said Section 33; thence S89°57'09"E, 116.48 feet along the North line of said Northeast ¼ to the point of beginning; thence S00°31'30"E, 609.06 feet to the Northwest corner of Lot 46, Fourth Addition to Sun Prairie Business Park; thence N89°55'31"W (recorded as S89°39'09"W), 116.40 feet along the North line of said Fourth Addition to the Northwest corner of Outlot 7 of said Fourth Addition; thence S00°31'30"E (recorded as S00°56'26"E), 228.28 feet along the Westerly line of said Outlot 7; thence continuing along said Westerly line S31°04'33"W, 572.15 feet (recorded as S30°40'23"W, 572.29 feet) to the North line of Certified Survey Map (CSM) No. 14301; thence S89°58'55"W (recorded as S89°33'40"W, S89°59'37"W, S89°54'43"W), 1020.12 feet along said North line and the North line CSM No. 15075 to the West right of way line of Science Drive; thence N00°34'21"W, 1375.76 feet; thence N89°55'02"E, 1437.47 feet; thence S00°31'30"E, 50.27 feet to the point of beginning; Containing 1,820,890 square feet, or 41.802 acres.